

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00018-0001	4-00030-0009	4-00040-0015	
<b>Address</b>	4 48 AVENUE	5 48 AVENUE	10 JACKSON AVENUE	
<b>Neighborhood</b>	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
<b>Building Classification</b>	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR	
<b>Total Units</b>	536	41	25	
<b>Year Built</b>	1996	1931	2005	
<b>Gross SqFt</b>	724,475	55,463	24,464	
<b>Estimated Gross Income</b>	\$11,424,971	\$1,110,500	\$726,551	
<b>Gross Income per SqFt</b>	\$15.77	\$20.02	\$29.70	
<b>Estimated Expense</b>	\$6,071,101	\$77,600	\$333,317	
<b>Expense SqFt</b>	\$8.38	\$1.40	\$13.62	
<b>Net Operating Income</b>	\$5,353,870	\$1,032,900	\$393,234	
<b>Full Market Value</b>	\$36,441,000	\$7,462,000	\$2,969,000	
<b>Market Value per SqFt</b>	\$50.30	\$134.54	\$121.36	
<b>Distance from Cooperative in miles</b>		0.18	0.34	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00125-0028	4-00159-0001	4-00201-0001	4-00185-0017
<b>Address</b>	46 39 AVENUE	42 43 AVENUE	41 50 AVENUE	41 40 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	158	154	60	85
<b>Year Built</b>	1961	1938	1942	1941
<b>Gross SqFt</b>	155,750	148,950	93,000	79,000
<b>Estimated Gross Income</b>	\$1,931,300	\$1,897,425	\$1,153,034	\$943,225
<b>Gross Income per SqFt</b>	\$12.40	\$12.74	\$12.40	\$11.94
<b>Estimated Expense</b>	\$984,340	\$768,634	\$588,047	\$454,128
<b>Expense SqFt</b>	\$6.32	\$5.16	\$6.32	\$5.75
<b>Net Operating Income</b>	\$946,960	\$1,128,791	\$564,987	\$489,097
<b>Full Market Value</b>	\$3,991,000	\$5,929,000	\$3,178,000	\$3,031,000
<b>Market Value per SqFt</b>	\$25.62	\$39.81	\$34.17	\$38.37
<b>Distance from Cooperative in miles</b>		0.35	0.83	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00128-0007	4-02974-0085	4-02102-0001	
<b>Address</b>	39 51 STREET	62 WOODHAVEN BOULEVARD	64 98 STREET	
<b>Neighborhood</b>	WOODSIDE	MIDDLE VILLAGE	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	426	408	302	
<b>Year Built</b>	1951	1952	1938	
<b>Gross SqFt</b>	391,802	319,025	312,876	
<b>Estimated Gross Income</b>	\$5,649,785	\$4,643,597	\$4,466,823	
<b>Gross Income per SqFt</b>	\$14.42	\$14.56	\$14.28	
<b>Estimated Expense</b>	\$2,350,812	\$2,079,000	\$1,712,866	
<b>Expense SqFt</b>	\$6.00	\$6.52	\$5.47	
<b>Net Operating Income</b>	\$3,298,973	\$2,564,597	\$2,753,957	
<b>Full Market Value</b>	\$16,456,000	\$17,045,000	\$18,191,000	
<b>Market Value per SqFt</b>	\$42.00	\$53.43	\$58.14	
<b>Distance from Cooperative in miles</b>		2.63	3.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00131-0004	4-00184-0023	4-00163-0031	4-00163-0014
<b>Address</b>	50 43 AVENUE	41 42 STREET	43 43 STREET	43 42 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	60	60	60
<b>Year Built</b>	1932	1937	1942	1942
<b>Gross SqFt</b>	64,350	64,505	61,320	61,320
<b>Estimated Gross Income</b>	\$812,097	\$794,419	\$810,838	\$774,142
<b>Gross Income per SqFt</b>	\$12.62	\$12.32	\$13.22	\$12.62
<b>Estimated Expense</b>	\$414,414	\$265,365	\$382,708	\$394,813
<b>Expense SqFt</b>	\$6.44	\$4.11	\$6.24	\$6.44
<b>Net Operating Income</b>	\$397,683	\$529,054	\$428,130	\$379,329
<b>Full Market Value</b>	\$689,000	\$3,318,000	\$2,755,000	\$2,400,000
<b>Market Value per SqFt</b>	\$10.71	\$51.44	\$44.93	\$39.14
<b>Distance from Cooperative in miles</b>		0.44	0.41	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00131-0036	4-00160-0018	4-00162-0019	4-00168-0041
<b>Address</b>	41 51 STREET	43 45 STREET	43 43 STREET	45 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	52	48	46
<b>Year Built</b>	1930	1931	1928	1929
<b>Gross SqFt</b>	42,474	43,050	35,340	41,316
<b>Estimated Gross Income</b>	\$597,609	\$668,705	\$403,724	\$581,508
<b>Gross Income per SqFt</b>	\$14.07	\$15.53	\$11.42	\$14.07
<b>Estimated Expense</b>	\$298,167	\$293,527	\$182,851	\$289,979
<b>Expense SqFt</b>	\$7.02	\$6.82	\$5.17	\$7.02
<b>Net Operating Income</b>	\$299,442	\$375,178	\$220,873	\$291,529
<b>Full Market Value</b>	\$1,754,000	\$1,763,000	\$1,154,000	\$1,916,000
<b>Market Value per SqFt</b>	\$41.30	\$40.95	\$32.65	\$46.37
<b>Distance from Cooperative in miles</b>		0.27	0.36	0.43

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00134-0045	4-00139-0024	4-00199-0033	
<b>Address</b>	41 50 STREET	43 49 STREET	47 40 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	43	60	61	
<b>Year Built</b>	1940	1931	1951	
<b>Gross SqFt</b>	45,570	43,800	52,509	
<b>Estimated Gross Income</b>	\$602,435	\$651,515	\$607,126	
<b>Gross Income per SqFt</b>	\$13.22	\$14.87	\$11.56	
<b>Estimated Expense</b>	\$270,686	\$289,152	\$276,750	
<b>Expense SqFt</b>	\$5.94	\$6.60	\$5.27	
<b>Net Operating Income</b>	\$331,749	\$362,363	\$330,376	
<b>Full Market Value</b>	\$1,875,000	\$2,424,000	\$1,831,000	
<b>Market Value per SqFt</b>	\$41.15	\$55.34	\$34.87	
<b>Distance from Cooperative in miles</b>		0.12	0.62	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00140-0040	4-00188-0021	4-00137-0004	4-00158-0038
<b>Address</b>	43 48 STREET	41 43 AVENUE	41 46 STREET	41 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	92	89	107	94
<b>Year Built</b>	1927	1932	1931	1930
<b>Gross SqFt</b>	79,896	88,200	77,730	71,490
<b>Estimated Gross Income</b>	\$1,342,253	\$1,437,071	\$1,369,825	\$1,201,266
<b>Gross Income per SqFt</b>	\$16.80	\$16.29	\$17.62	\$16.80
<b>Estimated Expense</b>	\$651,951	\$586,098	\$487,034	\$583,646
<b>Expense SqFt</b>	\$8.16	\$6.65	\$6.27	\$8.16
<b>Net Operating Income</b>	\$690,302	\$850,973	\$882,791	\$617,620
<b>Full Market Value</b>	\$3,908,000	\$5,848,000	\$6,192,000	\$4,279,000
<b>Market Value per SqFt</b>	\$48.91	\$66.30	\$79.66	\$59.85
<b>Distance from Cooperative in miles</b>		0.30	0.12	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00141-0015	4-00188-0021	4-00168-0001	4-00207-0001
<b>Address</b>	43 46 STREET	41 43 AVENUE	43 47 AVENUE	39 GREENPOINT AVENUE
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	176	89	110	140
<b>Year Built</b>	1932	1932	1928	1958
<b>Gross SqFt</b>	140,760	88,200	89,781	114,486
<b>Estimated Gross Income</b>	\$2,280,312	\$1,437,071	\$1,454,363	\$1,767,120
<b>Gross Income per SqFt</b>	\$16.20	\$16.29	\$16.20	\$15.44
<b>Estimated Expense</b>	\$921,978	\$586,098	\$587,705	\$750,599
<b>Expense SqFt</b>	\$6.55	\$6.65	\$6.55	\$6.56
<b>Net Operating Income</b>	\$1,358,334	\$850,973	\$866,658	\$1,016,521
<b>Full Market Value</b>	\$6,873,000	\$5,848,000	\$5,946,000	\$6,878,000
<b>Market Value per SqFt</b>	\$48.83	\$66.30	\$66.23	\$60.08
<b>Distance from Cooperative in miles</b>		0.25	0.20	0.59

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00141-0024	4-00163-0031	4-00148-0001	4-00193-0055
<b>Address</b>	43 46 STREET	43 43 STREET	47 SKILLMAN AVENUE	45 41 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	69	60	60	50
<b>Year Built</b>	1942	1942	1942	1936
<b>Gross SqFt</b>	58,650	61,320	57,600	44,600
<b>Estimated Gross Income</b>	\$846,320	\$810,838	\$831,216	\$674,267
<b>Gross Income per SqFt</b>	\$14.43	\$13.22	\$14.43	\$15.12
<b>Estimated Expense</b>	\$287,972	\$382,708	\$282,683	\$276,362
<b>Expense SqFt</b>	\$4.91	\$6.24	\$4.91	\$6.20
<b>Net Operating Income</b>	\$558,348	\$428,130	\$548,533	\$397,905
<b>Full Market Value</b>	\$2,831,000	\$2,755,000	\$2,856,000	\$2,676,000
<b>Market Value per SqFt</b>	\$48.27	\$44.93	\$49.58	\$60.00
<b>Distance from Cooperative in miles</b>		0.20	0.27	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00156-0005	4-00159-0001	4-01273-0001	
<b>Address</b>	41 45 STREET	42 43 AVENUE	73 35 AVENUE	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	320	154	198	
<b>Year Built</b>	1943	1938	1940	
<b>Gross SqFt</b>	250,000	148,950	194,450	
<b>Estimated Gross Income</b>	\$3,490,000	\$1,897,425	\$2,952,600	
<b>Gross Income per SqFt</b>	\$13.96	\$12.74	\$15.18	
<b>Estimated Expense</b>	\$1,465,000	\$768,634	\$1,275,634	
<b>Expense SqFt</b>	\$5.86	\$5.16	\$6.56	
<b>Net Operating Income</b>	\$2,025,000	\$1,128,791	\$1,676,966	
<b>Full Market Value</b>	\$12,463,000	\$5,929,000	\$11,292,000	
<b>Market Value per SqFt</b>	\$49.85	\$39.81	\$58.07	
<b>Distance from Cooperative in miles</b>		0.15	1.41	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00157-0009	4-00160-0018	4-00184-0009	4-00168-0036
<b>Address</b>	41 44 STREET	43 45 STREET	41 41 STREET	45 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	52	50	46
<b>Year Built</b>	1931	1931	1937	1928
<b>Gross SqFt</b>	41,508	43,050	40,800	41,574
<b>Estimated Gross Income</b>	\$604,356	\$668,705	\$593,960	\$599,772
<b>Gross Income per SqFt</b>	\$14.56	\$15.53	\$14.56	\$14.43
<b>Estimated Expense</b>	\$224,143	\$293,527	\$220,297	\$295,854
<b>Expense SqFt</b>	\$5.40	\$6.82	\$5.40	\$7.12
<b>Net Operating Income</b>	\$380,213	\$375,178	\$373,663	\$303,918
<b>Full Market Value</b>	\$1,002,000	\$1,763,000	\$2,484,000	\$2,014,000
<b>Market Value per SqFt</b>	\$24.14	\$40.95	\$60.88	\$48.44
<b>Distance from Cooperative in miles</b>		0.12	0.15	0.26

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00157-0013	4-00184-0023	4-00163-0031	4-00184-0029
<b>Address</b>	41 44 STREET	41 42 STREET	43 43 STREET	41 42 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	60	60	60
<b>Year Built</b>	1940	1937	1942	1937
<b>Gross SqFt</b>	65,748	64,505	61,320	61,770
<b>Estimated Gross Income</b>	\$869,189	\$794,419	\$810,838	\$926,207
<b>Gross Income per SqFt</b>	\$13.22	\$12.32	\$13.22	\$14.99
<b>Estimated Expense</b>	\$410,268	\$265,365	\$382,708	\$386,990
<b>Expense SqFt</b>	\$6.24	\$4.11	\$6.24	\$6.27
<b>Net Operating Income</b>	\$458,921	\$529,054	\$428,130	\$539,217
<b>Full Market Value</b>	\$2,953,000	\$3,318,000	\$2,755,000	\$3,617,000
<b>Market Value per SqFt</b>	\$44.91	\$51.44	\$44.93	\$58.56
<b>Distance from Cooperative in miles</b>		0.15	0.15	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00157-0040	4-00158-0038	4-00184-0023	
<b>Address</b>	44 43 AVENUE	41 44 STREET	41 42 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	73	94	60	
<b>Year Built</b>	1927	1930	1937	
<b>Gross SqFt</b>	68,700	71,490	64,505	
<b>Estimated Gross Income</b>	\$1,000,272	\$1,201,266	\$794,419	
<b>Gross Income per SqFt</b>	\$14.56	\$16.80	\$12.32	
<b>Estimated Expense</b>	\$421,818	\$583,646	\$265,365	
<b>Expense SqFt</b>	\$6.14	\$8.16	\$4.11	
<b>Net Operating Income</b>	\$578,454	\$617,620	\$529,054	
<b>Full Market Value</b>	\$3,424,000	\$4,279,000	\$3,318,000	
<b>Market Value per SqFt</b>	\$49.84	\$59.85	\$51.44	
<b>Distance from Cooperative in miles</b>		0.05	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00158-0001	4-00184-0023	4-00163-0014	
<b>Address</b>	41 43 STREET	41 42 STREET	43 42 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	94	60	60	
<b>Year Built</b>	1930	1937	1942	
<b>Gross SqFt</b>	70,590	64,505	61,320	
<b>Estimated Gross Income</b>	\$880,257	\$794,419	\$774,142	
<b>Gross Income per SqFt</b>	\$12.47	\$12.32	\$12.62	
<b>Estimated Expense</b>	\$372,715	\$265,365	\$394,813	
<b>Expense SqFt</b>	\$5.28	\$4.11	\$6.44	
<b>Net Operating Income</b>	\$507,542	\$529,054	\$379,329	
<b>Full Market Value</b>	\$2,351,000	\$3,318,000	\$2,400,000	
<b>Market Value per SqFt</b>	\$33.31	\$51.44	\$39.14	
<b>Distance from Cooperative in miles</b>		0.10	0.13	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00159-0021	4-00184-0029	4-00163-0031	4-00163-0014
<b>Address</b>	41 43 STREET	41 42 STREET	43 43 STREET	43 42 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	61	60	60	60
<b>Year Built</b>	1936	1937	1942	1942
<b>Gross SqFt</b>	58,926	61,770	61,320	61,320
<b>Estimated Gross Income</b>	\$779,002	\$926,207	\$810,838	\$774,142
<b>Gross Income per SqFt</b>	\$13.22	\$14.99	\$13.22	\$12.62
<b>Estimated Expense</b>	\$367,698	\$386,990	\$382,708	\$394,813
<b>Expense SqFt</b>	\$6.24	\$6.27	\$6.24	\$6.44
<b>Net Operating Income</b>	\$411,304	\$539,217	\$428,130	\$379,329
<b>Full Market Value</b>	\$2,647,000	\$3,617,000	\$2,755,000	\$2,400,000
<b>Market Value per SqFt</b>	\$44.92	\$58.56	\$44.93	\$39.14
<b>Distance from Cooperative in miles</b>		0.05	0.11	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00162-0011	4-00163-0031	4-00163-0014	4-02288-0007
<b>Address</b>	43 43 STREET	43 43 STREET	43 42 STREET	48 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	60	60	66
<b>Year Built</b>	1941	1942	1942	1941
<b>Gross SqFt</b>	65,820	61,320	61,320	63,000
<b>Estimated Gross Income</b>	\$870,140	\$810,838	\$774,142	\$961,655
<b>Gross Income per SqFt</b>	\$13.22	\$13.22	\$12.62	\$15.26
<b>Estimated Expense</b>	\$410,717	\$382,708	\$394,813	\$265,607
<b>Expense SqFt</b>	\$6.24	\$6.24	\$6.44	\$4.22
<b>Net Operating Income</b>	\$459,423	\$428,130	\$379,329	\$696,048
<b>Full Market Value</b>	\$2,956,000	\$2,755,000	\$2,400,000	\$4,694,000
<b>Market Value per SqFt</b>	\$44.91	\$44.93	\$39.14	\$74.51
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.40

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00162-0028	4-00168-0036	4-00168-0041	4-00184-0009
<b>Address</b>	43 44 STREET	45 44 STREET	45 44 STREET	41 41 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	46	46	50
<b>Year Built</b>	1928	1928	1929	1937
<b>Gross SqFt</b>	35,340	41,574	41,316	40,800
<b>Estimated Gross Income</b>	\$509,956	\$599,772	\$581,508	\$593,960
<b>Gross Income per SqFt</b>	\$14.43	\$14.43	\$14.07	\$14.56
<b>Estimated Expense</b>	\$251,621	\$295,854	\$289,979	\$220,297
<b>Expense SqFt</b>	\$7.12	\$7.12	\$7.02	\$5.40
<b>Net Operating Income</b>	\$258,335	\$303,918	\$291,529	\$373,663
<b>Full Market Value</b>	\$1,626,000	\$2,014,000	\$1,916,000	\$2,484,000
<b>Market Value per SqFt</b>	\$46.01	\$48.44	\$46.37	\$60.88
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00162-0034	4-00163-0031	4-00163-0014	4-02288-0007
<b>Address</b>	43 44 STREET	43 43 STREET	43 42 STREET	48 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	60	60	66
<b>Year Built</b>	1941	1942	1942	1941
<b>Gross SqFt</b>	65,280	61,320	61,320	63,000
<b>Estimated Gross Income</b>	\$863,002	\$810,838	\$774,142	\$961,655
<b>Gross Income per SqFt</b>	\$13.22	\$13.22	\$12.62	\$15.26
<b>Estimated Expense</b>	\$407,347	\$382,708	\$394,813	\$265,607
<b>Expense SqFt</b>	\$6.24	\$6.24	\$6.44	\$4.22
<b>Net Operating Income</b>	\$455,655	\$428,130	\$379,329	\$696,048
<b>Full Market Value</b>	\$2,932,000	\$2,755,000	\$2,400,000	\$4,694,000
<b>Market Value per SqFt</b>	\$44.91	\$44.93	\$39.14	\$74.51
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.40

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00169-0029	4-00169-0016	4-00192-0001	4-00192-0039
<b>Address</b>	45 43 STREET	45 42 STREET	45 47 AVENUE	45 42 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	23	23	24	20
<b>Year Built</b>	1929	1931	1931	1929
<b>Gross SqFt</b>	18,984	18,984	16,840	14,340
<b>Estimated Gross Income</b>	\$334,688	\$334,626	\$330,570	\$247,574
<b>Gross Income per SqFt</b>	\$17.63	\$17.63	\$19.63	\$17.26
<b>Estimated Expense</b>	\$113,714	\$113,723	\$123,495	\$101,558
<b>Expense SqFt</b>	\$5.99	\$5.99	\$7.33	\$7.08
<b>Net Operating Income</b>	\$220,974	\$220,903	\$207,075	\$146,016
<b>Full Market Value</b>	\$939,000	\$1,550,000	\$1,490,000	\$923,000
<b>Market Value per SqFt</b>	\$49.46	\$81.65	\$88.48	\$64.37
<b>Distance from Cooperative in miles</b>		0.00	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00169-0032	4-00169-0016	4-00192-0001	4-00192-0039
<b>Address</b>	45 43 STREET	45 42 STREET	45 47 AVENUE	45 42 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	23	23	24	20
<b>Year Built</b>	1931	1931	1931	1929
<b>Gross SqFt</b>	18,984	18,984	16,840	14,340
<b>Estimated Gross Income</b>	\$334,688	\$334,626	\$330,570	\$247,574
<b>Gross Income per SqFt</b>	\$17.63	\$17.63	\$19.63	\$17.26
<b>Estimated Expense</b>	\$113,714	\$113,723	\$123,495	\$101,558
<b>Expense SqFt</b>	\$5.99	\$5.99	\$7.33	\$7.08
<b>Net Operating Income</b>	\$220,974	\$220,903	\$207,075	\$146,016
<b>Full Market Value</b>	\$939,000	\$1,550,000	\$1,490,000	\$923,000
<b>Market Value per SqFt</b>	\$49.46	\$81.65	\$88.48	\$64.37
<b>Distance from Cooperative in miles</b>		0.00	0.05	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00170-0001	4-02288-0007	4-00158-0038	4-00193-0047
<b>Address</b>	47 45 STREET	48 44 STREET	41 44 STREET	45 41 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	93	66	94	59
<b>Year Built</b>	1964	1941	1930	1939
<b>Gross SqFt</b>	75,024	63,000	71,490	69,348
<b>Estimated Gross Income</b>	\$1,144,866	\$961,655	\$1,201,266	\$971,480
<b>Gross Income per SqFt</b>	\$15.26	\$15.26	\$16.80	\$14.01
<b>Estimated Expense</b>	\$316,601	\$265,607	\$583,646	\$336,256
<b>Expense SqFt</b>	\$4.22	\$4.22	\$8.16	\$4.85
<b>Net Operating Income</b>	\$828,265	\$696,048	\$617,620	\$635,224
<b>Full Market Value</b>	\$5,585,000	\$4,694,000	\$4,279,000	\$4,170,000
<b>Market Value per SqFt</b>	\$74.44	\$74.51	\$59.85	\$60.13
<b>Distance from Cooperative in miles</b>		0.14	0.40	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00175-0001	4-00199-0052	4-00161-0033	4-00163-0031
<b>Address</b>	42 48 AVENUE	47 40 STREET	43 45 STREET	43 43 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	55	70	60
<b>Year Built</b>	1942	1939	1928	1942
<b>Gross SqFt</b>	53,400	50,400	53,100	61,320
<b>Estimated Gross Income</b>	\$774,834	\$731,143	\$783,258	\$810,838
<b>Gross Income per SqFt</b>	\$14.51	\$14.51	\$14.75	\$13.22
<b>Estimated Expense</b>	\$364,188	\$343,637	\$360,718	\$382,708
<b>Expense SqFt</b>	\$6.82	\$6.82	\$6.79	\$6.24
<b>Net Operating Income</b>	\$410,646	\$387,506	\$422,540	\$428,130
<b>Full Market Value</b>	\$2,726,000	\$2,572,000	\$2,820,000	\$2,755,000
<b>Market Value per SqFt</b>	\$51.05	\$51.03	\$53.11	\$44.93
<b>Distance from Cooperative in miles</b>		0.15	0.31	0.30

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00177-0001	4-02288-0007	4-01273-0001	
<b>Address</b>	43 50 AVENUE	48 44 STREET	73 35 AVENUE	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	493	66	198	
<b>Year Built</b>	1931	1941	1940	
<b>Gross SqFt</b>	409,538	63,000	194,450	
<b>Estimated Gross Income</b>	\$6,233,168	\$961,655	\$2,952,600	
<b>Gross Income per SqFt</b>	\$15.22	\$15.26	\$15.18	
<b>Estimated Expense</b>	\$2,207,410	\$265,607	\$1,275,634	
<b>Expense SqFt</b>	\$5.39	\$4.22	\$6.56	
<b>Net Operating Income</b>	\$4,025,758	\$696,048	\$1,676,966	
<b>Full Market Value</b>	\$27,126,000	\$4,694,000	\$11,292,000	
<b>Market Value per SqFt</b>	\$66.24	\$74.51	\$58.07	
<b>Distance from Cooperative in miles</b>		0.05	1.73	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00178-0025	4-00159-0001		
<b>Address</b>	48 43 STREET	42 43 AVENUE		
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	262	154		
<b>Year Built</b>	1937	1938		
<b>Gross SqFt</b>	235,000	148,950		
<b>Estimated Gross Income</b>	\$2,993,900	\$1,897,425		
<b>Gross Income per SqFt</b>	\$12.74	\$12.74		
<b>Estimated Expense</b>	\$1,212,600	\$768,634		
<b>Expense SqFt</b>	\$5.16	\$5.16		
<b>Net Operating Income</b>	\$1,781,300	\$1,128,791		
<b>Full Market Value</b>	\$11,313,000	\$5,929,000		
<b>Market Value per SqFt</b>	\$48.14	\$39.81		
<b>Distance from Cooperative in miles</b>		0.51		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00184-0001	4-00184-0029	4-00184-0023	
<b>Address</b>	41 41 STREET	41 42 STREET	41 42 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	96	60	60	
<b>Year Built</b>	1936	1937	1937	
<b>Gross SqFt</b>	74,664	61,770	64,505	
<b>Estimated Gross Income</b>	\$1,024,341	\$926,207	\$794,419	
<b>Gross Income per SqFt</b>	\$13.72	\$14.99	\$12.32	
<b>Estimated Expense</b>	\$481,440	\$386,990	\$265,365	
<b>Expense SqFt</b>	\$6.45	\$6.27	\$4.11	
<b>Net Operating Income</b>	\$542,901	\$539,217	\$529,054	
<b>Full Market Value</b>	\$3,539,000	\$3,617,000	\$3,318,000	
<b>Market Value per SqFt</b>	\$47.40	\$58.56	\$51.44	
<b>Distance from Cooperative in miles</b>		0.00	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00184-0037	4-00184-0023	4-00184-0029	
<b>Address</b>	41 42 STREET	41 42 STREET	41 42 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	94	60	60	
<b>Year Built</b>	1931	1937	1937	
<b>Gross SqFt</b>	74,664	64,505	61,770	
<b>Estimated Gross Income</b>	\$1,024,281	\$794,419	\$926,207	
<b>Gross Income per SqFt</b>	\$13.72	\$12.32	\$14.99	
<b>Estimated Expense</b>	\$481,412	\$265,365	\$386,990	
<b>Expense SqFt</b>	\$6.45	\$4.11	\$6.27	
<b>Net Operating Income</b>	\$542,869	\$529,054	\$539,217	
<b>Full Market Value</b>	\$3,538,000	\$3,318,000	\$3,617,000	
<b>Market Value per SqFt</b>	\$47.39	\$51.44	\$58.56	
<b>Distance from Cooperative in miles</b>		0.00	0.00	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00185-0027	4-00158-0038	4-00185-0017	4-00186-0001
<b>Address</b>	41 41 STREET	41 44 STREET	41 40 STREET	41 39 PLACE
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	83	94	85	84
<b>Year Built</b>	1941	1930	1941	1939
<b>Gross SqFt</b>	79,000	71,490	79,000	84,000
<b>Estimated Gross Income</b>	\$1,157,087	\$1,201,266	\$943,225	\$1,276,687
<b>Gross Income per SqFt</b>	\$14.65	\$16.80	\$11.94	\$15.20
<b>Estimated Expense</b>	\$543,831	\$583,646	\$454,128	\$409,607
<b>Expense SqFt</b>	\$6.88	\$8.16	\$5.75	\$4.88
<b>Net Operating Income</b>	\$613,256	\$617,620	\$489,097	\$867,080
<b>Full Market Value</b>	\$4,083,000	\$4,279,000	\$3,031,000	\$5,841,000
<b>Market Value per SqFt</b>	\$51.68	\$59.85	\$38.37	\$69.54
<b>Distance from Cooperative in miles</b>		0.15	0.00	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00189-0025	4-00189-0014	4-00161-0033	4-00195-0044
<b>Address</b>	43 41 STREET	43 40 STREET	43 45 STREET	45 39 PLACE
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	74	70	70
<b>Year Built</b>	1937	1930	1928	1931
<b>Gross SqFt</b>	53,500	52,000	53,100	51,108
<b>Estimated Gross Income</b>	\$823,900	\$873,454	\$783,258	\$787,255
<b>Gross Income per SqFt</b>	\$15.40	\$16.80	\$14.75	\$15.40
<b>Estimated Expense</b>	\$448,865	\$364,967	\$360,718	\$428,664
<b>Expense SqFt</b>	\$8.39	\$7.02	\$6.79	\$8.39
<b>Net Operating Income</b>	\$375,035	\$508,487	\$422,540	\$358,591
<b>Full Market Value</b>	\$2,535,000	\$3,523,000	\$2,820,000	\$2,424,000
<b>Market Value per SqFt</b>	\$47.38	\$67.75	\$53.11	\$47.43
<b>Distance from Cooperative in miles</b>		0.00	0.20	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00194-0023	4-00195-0001	4-00673-0042	4-01331-0046
<b>Address</b>	45 40 STREET	39 47 AVENUE	34 41 STREET	59 WOODSIDE AVENUE
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	ASTORIA	WOODSIDE
<b>Building Classification</b>	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	124	44	79	66
<b>Year Built</b>	1922	1927	1918	1926
<b>Gross SqFt</b>	121,714	30,000	72,625	61,416
<b>Estimated Gross Income</b>	\$1,811,104	\$496,666	\$1,080,880	\$725,220
<b>Gross Income per SqFt</b>	\$14.88	\$16.56	\$14.88	\$11.81
<b>Estimated Expense</b>	\$904,335	\$247,502	\$539,947	\$369,862
<b>Expense SqFt</b>	\$7.43	\$8.25	\$7.43	\$6.02
<b>Net Operating Income</b>	\$906,769	\$249,164	\$540,933	\$355,358
<b>Full Market Value</b>	\$6,067,000	\$1,331,000	\$3,619,000	\$2,024,000
<b>Market Value per SqFt</b>	\$49.85	\$44.37	\$49.83	\$32.96
<b>Distance from Cooperative in miles</b>		0.05	0.91	1.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00196-0027	4-00168-0041	4-00162-0019	
<b>Address</b>	41 47 AVENUE	45 44 STREET	43 43 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	46	48	
<b>Year Built</b>	1937	1929	1928	
<b>Gross SqFt</b>	42,232	41,316	35,340	
<b>Estimated Gross Income</b>	\$538,246	\$581,508	\$403,724	
<b>Gross Income per SqFt</b>	\$12.74	\$14.07	\$11.42	
<b>Estimated Expense</b>	\$274,505	\$289,979	\$182,851	
<b>Expense SqFt</b>	\$6.50	\$7.02	\$5.17	
<b>Net Operating Income</b>	\$263,741	\$291,529	\$220,873	
<b>Full Market Value</b>	\$1,094,000	\$1,916,000	\$1,154,000	
<b>Market Value per SqFt</b>	\$25.90	\$46.37	\$32.65	
<b>Distance from Cooperative in miles</b>		0.16	0.28	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00196-0032	4-00163-0031	4-00184-0023	
<b>Address</b>	47 42 STREET	43 43 STREET	41 42 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	59	60	60	
<b>Year Built</b>	1938	1942	1937	
<b>Gross SqFt</b>	64,890	61,320	64,505	
<b>Estimated Gross Income</b>	\$828,645	\$810,838	\$794,419	
<b>Gross Income per SqFt</b>	\$12.77	\$13.22	\$12.32	
<b>Estimated Expense</b>	\$336,130	\$382,708	\$265,365	
<b>Expense SqFt</b>	\$5.18	\$6.24	\$4.11	
<b>Net Operating Income</b>	\$492,515	\$428,130	\$529,054	
<b>Full Market Value</b>	\$3,131,000	\$2,755,000	\$3,318,000	
<b>Market Value per SqFt</b>	\$48.25	\$44.93	\$51.44	
<b>Distance from Cooperative in miles</b>		0.26	0.37	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00198-0011	4-00199-0052	4-00168-0036	4-00168-0041
<b>Address</b>	47 40 STREET	47 40 STREET	45 44 STREET	45 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	55	46	46
<b>Year Built</b>	1939	1939	1928	1929
<b>Gross SqFt</b>	48,000	50,400	41,574	41,316
<b>Estimated Gross Income</b>	\$692,640	\$731,143	\$599,772	\$581,508
<b>Gross Income per SqFt</b>	\$14.43	\$14.51	\$14.43	\$14.07
<b>Estimated Expense</b>	\$341,760	\$343,637	\$295,854	\$289,979
<b>Expense SqFt</b>	\$7.12	\$6.82	\$7.12	\$7.02
<b>Net Operating Income</b>	\$350,880	\$387,506	\$303,918	\$291,529
<b>Full Market Value</b>	\$2,326,000	\$2,572,000	\$2,014,000	\$1,916,000
<b>Market Value per SqFt</b>	\$48.46	\$51.03	\$48.44	\$46.37
<b>Distance from Cooperative in miles</b>		0.05	0.20	0.20

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00198-0019	4-00199-0052	4-00168-0036	4-00168-0041
<b>Address</b>	47 40 STREET	47 40 STREET	45 44 STREET	45 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	55	46	46
<b>Year Built</b>	1939	1939	1928	1929
<b>Gross SqFt</b>	48,000	50,400	41,574	41,316
<b>Estimated Gross Income</b>	\$692,640	\$731,143	\$599,772	\$581,508
<b>Gross Income per SqFt</b>	\$14.43	\$14.51	\$14.43	\$14.07
<b>Estimated Expense</b>	\$341,760	\$343,637	\$295,854	\$289,979
<b>Expense SqFt</b>	\$7.12	\$6.82	\$7.12	\$7.02
<b>Net Operating Income</b>	\$350,880	\$387,506	\$303,918	\$291,529
<b>Full Market Value</b>	\$2,326,000	\$2,572,000	\$2,014,000	\$1,916,000
<b>Market Value per SqFt</b>	\$48.46	\$51.03	\$48.44	\$46.37
<b>Distance from Cooperative in miles</b>		0.05	0.20	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00202-0023	4-00199-0033	4-00199-0052	
<b>Address</b>	48 40 STREET	47 40 STREET	47 40 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	61	55	
<b>Year Built</b>	1955	1951	1939	
<b>Gross SqFt</b>	49,660	52,509	50,400	
<b>Estimated Gross Income</b>	\$684,952	\$607,126	\$731,143	
<b>Gross Income per SqFt</b>	\$13.79	\$11.56	\$14.51	
<b>Estimated Expense</b>	\$335,626	\$276,750	\$343,637	
<b>Expense SqFt</b>	\$6.76	\$5.27	\$6.82	
<b>Net Operating Income</b>	\$349,326	\$330,376	\$387,506	
<b>Full Market Value</b>	\$2,158,000	\$1,831,000	\$2,572,000	
<b>Market Value per SqFt</b>	\$43.46	\$34.87	\$51.03	
<b>Distance from Cooperative in miles</b>		0.14	0.14	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00206-0101	4-00198-0044	4-02289-0038	
<b>Address</b>	39 GREENPOINT AVENUE	47 41 STREET	48 46 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	17	28	20	
<b>Year Built</b>	1940	1936	1936	
<b>Gross SqFt</b>	14,000	18,960	13,600	
<b>Estimated Gross Income</b>	\$180,600	\$244,716	\$175,285	
<b>Gross Income per SqFt</b>	\$12.90	\$12.91	\$12.89	
<b>Estimated Expense</b>	\$76,720	\$92,896	\$82,384	
<b>Expense SqFt</b>	\$5.48	\$4.90	\$6.06	
<b>Net Operating Income</b>	\$103,880	\$151,820	\$92,901	
<b>Full Market Value</b>	\$663,000	\$969,000	\$593,000	
<b>Market Value per SqFt</b>	\$47.36	\$51.11	\$43.60	
<b>Distance from Cooperative in miles</b>		0.15	0.34	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00209-0025	4-00199-0033	4-00205-0015	
<b>Address</b>	50 39 PLACE	47 40 STREET	39 GREENPOINT AVENUE	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	51	61	36	
<b>Year Built</b>	1961	1951	1941	
<b>Gross SqFt</b>	29,725	52,509	32,000	
<b>Estimated Gross Income</b>	\$469,655	\$607,126	\$505,460	
<b>Gross Income per SqFt</b>	\$15.80	\$11.56	\$15.80	
<b>Estimated Expense</b>	\$267,703	\$276,750	\$247,675	
<b>Expense SqFt</b>	\$9.01	\$5.27	\$7.74	
<b>Net Operating Income</b>	\$201,952	\$330,376	\$257,785	
<b>Full Market Value</b>	\$1,291,000	\$1,831,000	\$1,755,000	
<b>Market Value per SqFt</b>	\$43.43	\$34.87	\$54.84	
<b>Distance from Cooperative in miles</b>		0.26	0.11	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00209-0042	4-00205-0015	4-00199-0033	
<b>Address</b>	50 40 STREET	39 GREENPOINT AVENUE	47 40 STREET	
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	51	36	61	
<b>Year Built</b>	1961	1941	1951	
<b>Gross SqFt</b>	29,754	32,000	52,509	
<b>Estimated Gross Income</b>	\$470,113	\$505,460	\$607,126	
<b>Gross Income per SqFt</b>	\$15.80	\$15.80	\$11.56	
<b>Estimated Expense</b>	\$239,758	\$247,675	\$276,750	
<b>Expense SqFt</b>	\$8.06	\$7.74	\$5.27	
<b>Net Operating Income</b>	\$230,355	\$257,785	\$330,376	
<b>Full Market Value</b>	\$1,569,000	\$1,755,000	\$1,831,000	
<b>Market Value per SqFt</b>	\$52.73	\$54.84	\$34.87	
<b>Distance from Cooperative in miles</b>		0.11	0.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00210-0022	4-00199-0033	4-00168-0036	4-00168-0041
<b>Address</b>	50 39 STREET	47 40 STREET	45 44 STREET	45 44 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	51	61	46	46
<b>Year Built</b>	1960	1951	1928	1929
<b>Gross SqFt</b>	38,864	52,509	41,574	41,316
<b>Estimated Gross Income</b>	\$546,816	\$607,126	\$599,772	\$581,508
<b>Gross Income per SqFt</b>	\$14.07	\$11.56	\$14.43	\$14.07
<b>Estimated Expense</b>	\$272,825	\$276,750	\$295,854	\$289,979
<b>Expense SqFt</b>	\$7.02	\$5.27	\$7.12	\$7.02
<b>Net Operating Income</b>	\$273,991	\$330,376	\$303,918	\$291,529
<b>Full Market Value</b>	\$1,801,000	\$1,831,000	\$2,014,000	\$1,916,000
<b>Market Value per SqFt</b>	\$46.34	\$34.87	\$48.44	\$46.37
<b>Distance from Cooperative in miles</b>		0.26	0.46	0.46

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00341-0001	4-00342-0024	4-00198-0001	
<b>Address</b>	35 29 STREET	36 30 STREET	47 41 STREET	
<b>Neighborhood</b>	LONG ISLAND CITY	LONG ISLAND CITY	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	61	66	63	
<b>Year Built</b>	1929	1929	1938	
<b>Gross SqFt</b>	47,000	61,000	70,540	
<b>Estimated Gross Income</b>	\$662,700	\$881,811	\$968,413	
<b>Gross Income per SqFt</b>	\$14.10	\$14.46	\$13.73	
<b>Estimated Expense</b>	\$270,250	\$307,928	\$455,154	
<b>Expense SqFt</b>	\$5.75	\$5.05	\$6.45	
<b>Net Operating Income</b>	\$392,450	\$573,883	\$513,259	
<b>Full Market Value</b>	\$2,582,000	\$3,805,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$54.94	\$62.38	\$42.54	
<b>Distance from Cooperative in miles</b>		0.13	1.22	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00528-0050	4-00117-0001	4-01273-0001	
<b>Address</b>	33 14 STREET	50 39 AVENUE	73 35 AVENUE	
<b>Neighborhood</b>	ASTORIA	WOODSIDE	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	364	472	198	
<b>Year Built</b>	1958	1931	1940	
<b>Gross SqFt</b>	444,115	378,186	194,450	
<b>Estimated Gross Income</b>	\$6,759,430	\$5,772,272	\$2,952,600	
<b>Gross Income per SqFt</b>	\$15.22	\$15.26	\$15.18	
<b>Estimated Expense</b>	\$3,126,570	\$2,844,062	\$1,275,634	
<b>Expense SqFt</b>	\$7.04	\$7.52	\$6.56	
<b>Net Operating Income</b>	\$3,632,860	\$2,928,210	\$1,676,966	
<b>Full Market Value</b>	\$22,581,000	\$15,572,000	\$11,292,000	
<b>Market Value per SqFt</b>	\$50.84	\$41.18	\$58.07	
<b>Distance from Cooperative in miles</b>		1.50	2.38	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00534-0015	4-00904-0021	4-00576-0005	4-00900-0034
<b>Address</b>	14 31 AVENUE	25 12 STREET	25 30 ROAD	12 ASTORIA PARK SOUTH
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
<b>Total Units</b>	48	28	42	54
<b>Year Built</b>	1914	2002	1941	1971
<b>Gross SqFt</b>	28,704	25,297	34,000	37,932
<b>Estimated Gross Income</b>	\$539,635	\$416,000	\$639,308	\$746,103
<b>Gross Income per SqFt</b>	\$18.80	\$16.44	\$18.80	\$19.67
<b>Estimated Expense</b>	\$221,595	\$191,360	\$262,561	\$305,902
<b>Expense SqFt</b>	\$7.72	\$7.56	\$7.72	\$8.06
<b>Net Operating Income</b>	\$318,040	\$224,640	\$376,747	\$440,201
<b>Full Market Value</b>	\$1,476,000	\$1,548,000	\$2,685,000	\$2,856,000
<b>Market Value per SqFt</b>	\$51.42	\$61.19	\$78.97	\$75.29
<b>Distance from Cooperative in miles</b>		0.48	0.32	0.52

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00569-0056	4-00577-0040	4-00565-0023	4-00548-0005
<b>Address</b>	31 CRESCENT STREET	25 30 ROAD	33 CRESCENT STREET	23 30 AVENUE
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	59	41	33	42
<b>Year Built</b>	1926	1929	1929	1927
<b>Gross SqFt</b>	33,138	31,135	25,204	32,028
<b>Estimated Gross Income</b>	\$525,237	\$431,755	\$399,404	\$613,643
<b>Gross Income per SqFt</b>	\$15.85	\$13.87	\$15.85	\$19.16
<b>Estimated Expense</b>	\$218,048	\$156,856	\$165,900	\$251,594
<b>Expense SqFt</b>	\$6.58	\$5.04	\$6.58	\$7.86
<b>Net Operating Income</b>	\$307,189	\$274,899	\$233,504	\$362,049
<b>Full Market Value</b>	\$1,631,000	\$1,798,000	\$1,592,000	\$2,187,000
<b>Market Value per SqFt</b>	\$49.22	\$57.75	\$63.16	\$68.28
<b>Distance from Cooperative in miles</b>		0.18	0.22	0.27

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00578-0020	4-00590-0021	4-00565-0023	4-00591-0023
<b>Address</b>	30 CRESCENT STREET	29 31 AVENUE	33 CRESCENT STREET	30 31 AVENUE
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	35	36	33	30
<b>Year Built</b>	1928	1923	1929	1927
<b>Gross SqFt</b>	27,500	22,536	25,204	22,000
<b>Estimated Gross Income</b>	\$435,875	\$414,262	\$399,404	\$339,007
<b>Gross Income per SqFt</b>	\$15.85	\$18.38	\$15.85	\$15.41
<b>Estimated Expense</b>	\$180,950	\$161,847	\$165,900	\$139,665
<b>Expense SqFt</b>	\$6.58	\$7.18	\$6.58	\$6.35
<b>Net Operating Income</b>	\$254,925	\$252,415	\$233,504	\$199,342
<b>Full Market Value</b>	\$1,377,000	\$1,789,000	\$1,592,000	\$1,348,000
<b>Market Value per SqFt</b>	\$50.07	\$79.38	\$63.16	\$61.27
<b>Distance from Cooperative in miles</b>		0.07	0.32	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00578-0023	4-00591-0023	4-00590-0021	4-00592-0039
<b>Address</b>	25 30 DRIVE	30 31 AVENUE	29 31 AVENUE	30 30 STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	30	30	36	26
<b>Year Built</b>	1928	1927	1923	1914
<b>Gross SqFt</b>	21,500	22,000	22,536	19,690
<b>Estimated Gross Income</b>	\$395,170	\$339,007	\$414,262	\$368,785
<b>Gross Income per SqFt</b>	\$18.38	\$15.41	\$18.38	\$18.73
<b>Estimated Expense</b>	\$154,370	\$139,665	\$161,847	\$119,173
<b>Expense SqFt</b>	\$7.18	\$6.35	\$7.18	\$6.05
<b>Net Operating Income</b>	\$240,800	\$199,342	\$252,415	\$249,612
<b>Full Market Value</b>	\$1,076,000	\$1,348,000	\$1,789,000	\$1,777,000
<b>Market Value per SqFt</b>	\$50.05	\$61.27	\$79.38	\$90.25
<b>Distance from Cooperative in miles</b>		0.12	0.07	0.12

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00579-0018	4-00579-0082	4-00583-0011	4-00581-0033
<b>Address</b>	31 CRESCENT STREET	31 29 STREET	34 CRESCENT STREET	33 CRESCENT STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	116	91	120	73
<b>Year Built</b>	1960	1940	1964	1959
<b>Gross SqFt</b>	92,250	85,422	103,850	76,956
<b>Estimated Gross Income</b>	\$1,368,068	\$1,348,383	\$1,540,402	\$1,136,040
<b>Gross Income per SqFt</b>	\$14.83	\$15.78	\$14.83	\$14.76
<b>Estimated Expense</b>	\$595,013	\$487,419	\$670,017	\$515,242
<b>Expense SqFt</b>	\$6.45	\$5.71	\$6.45	\$6.70
<b>Net Operating Income</b>	\$773,055	\$860,964	\$870,385	\$620,798
<b>Full Market Value</b>	\$4,731,000	\$5,861,000	\$5,817,000	\$4,143,000
<b>Market Value per SqFt</b>	\$51.28	\$68.61	\$56.01	\$53.84
<b>Distance from Cooperative in miles</b>		0.00	0.34	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00579-0042	4-00580-0030	4-00598-0064	4-00657-0017
<b>Address</b>	31 CRESCENT STREET	32 29 STREET	28 31 STREET	31 37 STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	26	63	12	11
<b>Year Built</b>	1971	1931	2006	2011
<b>Gross SqFt</b>	16,800	48,000	16,873	22,147
<b>Estimated Gross Income</b>	\$311,976	\$891,181	\$275,262	\$496,723
<b>Gross Income per SqFt</b>	\$18.57	\$18.57	\$16.31	\$22.43
<b>Estimated Expense</b>	\$101,640	\$290,182	\$76,406	\$100,933
<b>Expense SqFt</b>	\$6.05	\$6.05	\$4.53	\$4.56
<b>Net Operating Income</b>	\$210,336	\$600,999	\$198,856	\$395,790
<b>Full Market Value</b>	\$898,000	\$3,255,000	\$1,367,000	\$2,923,000
<b>Market Value per SqFt</b>	\$53.45	\$67.81	\$81.02	\$131.98
<b>Distance from Cooperative in miles</b>		0.12	0.49	0.46

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00579-0055	4-00577-0023	4-00579-0082	4-00583-0011
<b>Address</b>	25 31 AVENUE	25 30 ROAD	31 29 STREET	34 CRESCENT STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	121	120	91	120
<b>Year Built</b>	1939	1935	1940	1964
<b>Gross SqFt</b>	100,000	114,000	85,422	103,850
<b>Estimated Gross Income</b>	\$1,527,000	\$1,741,221	\$1,348,383	\$1,540,402
<b>Gross Income per SqFt</b>	\$15.27	\$15.27	\$15.78	\$14.83
<b>Estimated Expense</b>	\$562,000	\$640,707	\$487,419	\$670,017
<b>Expense SqFt</b>	\$5.62	\$5.62	\$5.71	\$6.45
<b>Net Operating Income</b>	\$965,000	\$1,100,514	\$860,964	\$870,385
<b>Full Market Value</b>	\$5,142,000	\$7,422,000	\$5,861,000	\$5,817,000
<b>Market Value per SqFt</b>	\$51.42	\$65.11	\$68.61	\$56.01
<b>Distance from Cooperative in miles</b>		0.21	0.00	0.34

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00654-0024	4-00664-0005	4-00632-0075	4-00663-0037
<b>Address</b>	24 38 STREET	28 41 STREET	34 28 AVENUE	28 41 STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	49	35	41	35
<b>Year Built</b>	1929	1931	1926	1931
<b>Gross SqFt</b>	29,328	28,980	27,200	27,848
<b>Estimated Gross Income</b>	\$455,464	\$450,044	\$428,127	\$397,218
<b>Gross Income per SqFt</b>	\$15.53	\$15.53	\$15.74	\$14.26
<b>Estimated Expense</b>	\$210,282	\$207,795	\$179,813	\$227,462
<b>Expense SqFt</b>	\$7.17	\$7.17	\$6.61	\$8.17
<b>Net Operating Income</b>	\$245,182	\$242,249	\$248,314	\$169,756
<b>Full Market Value</b>	\$1,662,000	\$1,642,000	\$1,690,000	\$1,055,000
<b>Market Value per SqFt</b>	\$56.67	\$56.66	\$62.13	\$37.88
<b>Distance from Cooperative in miles</b>		0.22	0.20	0.20

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00654-0029	4-00664-0005	4-00632-0075	4-00663-0037
<b>Address</b>	24 38 STREET	28 41 STREET	34 28 AVENUE	28 41 STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	49	35	41	35
<b>Year Built</b>	1929	1931	1926	1931
<b>Gross SqFt</b>	29,328	28,980	27,200	27,848
<b>Estimated Gross Income</b>	\$455,464	\$450,044	\$428,127	\$397,218
<b>Gross Income per SqFt</b>	\$15.53	\$15.53	\$15.74	\$14.26
<b>Estimated Expense</b>	\$210,282	\$207,795	\$179,813	\$227,462
<b>Expense SqFt</b>	\$7.17	\$7.17	\$6.61	\$8.17
<b>Net Operating Income</b>	\$245,182	\$242,249	\$248,314	\$169,756
<b>Full Market Value</b>	\$1,662,000	\$1,642,000	\$1,690,000	\$1,055,000
<b>Market Value per SqFt</b>	\$56.67	\$56.66	\$62.13	\$37.88
<b>Distance from Cooperative in miles</b>		0.22	0.20	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00654-0034	4-00664-0005	4-00632-0075	4-00663-0037
<b>Address</b>	24 38 STREET	28 41 STREET	34 28 AVENUE	28 41 STREET
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	49	35	41	35
<b>Year Built</b>	1929	1931	1926	1931
<b>Gross SqFt</b>	29,328	28,980	27,200	27,848
<b>Estimated Gross Income</b>	\$455,464	\$450,044	\$428,127	\$397,218
<b>Gross Income per SqFt</b>	\$15.53	\$15.53	\$15.74	\$14.26
<b>Estimated Expense</b>	\$210,282	\$207,795	\$179,813	\$227,462
<b>Expense SqFt</b>	\$7.17	\$7.17	\$6.61	\$8.17
<b>Net Operating Income</b>	\$245,182	\$242,249	\$248,314	\$169,756
<b>Full Market Value</b>	\$1,662,000	\$1,642,000	\$1,690,000	\$1,055,000
<b>Market Value per SqFt</b>	\$56.67	\$56.66	\$62.13	\$37.88
<b>Distance from Cooperative in miles</b>		0.22	0.20	0.20

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00654-0039	4-00685-0020	4-00663-0037	4-00632-0075
<b>Address</b>	24 38 STREET	25 41 STREET	28 41 STREET	34 28 AVENUE
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	36	23	35	41
<b>Year Built</b>	1929	1920	1931	1926
<b>Gross SqFt</b>	24,508	20,452	27,848	27,200
<b>Estimated Gross Income</b>	\$349,484	\$275,661	\$397,218	\$428,127
<b>Gross Income per SqFt</b>	\$14.26	\$13.48	\$14.26	\$15.74
<b>Estimated Expense</b>	\$200,230	\$138,475	\$227,462	\$179,813
<b>Expense SqFt</b>	\$8.17	\$6.77	\$8.17	\$6.61
<b>Net Operating Income</b>	\$149,254	\$137,186	\$169,756	\$248,314
<b>Full Market Value</b>	\$986,000	\$884,000	\$1,055,000	\$1,690,000
<b>Market Value per SqFt</b>	\$40.23	\$43.22	\$37.88	\$62.13
<b>Distance from Cooperative in miles</b>		0.10	0.20	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00709-0028	4-00158-0038	4-00607-0018	4-00579-0087
<b>Address</b>	44 NEWTOWN ROAD	41 44 STREET	34 30 STREET	31 29 STREET
<b>Neighborhood</b>	ASTORIA	SUNNYSIDE	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	110	94	82	91
<b>Year Built</b>	1930	1930	1931	1940
<b>Gross SqFt</b>	80,382	71,490	62,790	85,422
<b>Estimated Gross Income</b>	\$1,292,543	\$1,201,266	\$962,413	\$1,373,688
<b>Gross Income per SqFt</b>	\$16.08	\$16.80	\$15.33	\$16.08
<b>Estimated Expense</b>	\$430,044	\$583,646	\$286,459	\$457,374
<b>Expense SqFt</b>	\$5.35	\$8.16	\$4.56	\$5.35
<b>Net Operating Income</b>	\$862,499	\$617,620	\$675,954	\$916,314
<b>Full Market Value</b>	\$5,906,000	\$4,279,000	\$4,564,000	\$6,275,000
<b>Market Value per SqFt</b>	\$73.47	\$59.85	\$72.69	\$73.46
<b>Distance from Cooperative in miles</b>		0.89	0.71	0.75

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-00872-0068	4-00619-0006	4-00578-0013	4-00576-0036
<b>Address</b>	25 CRESCENT STREET	32 NEWTOWN AVENUE	30 CRESCENT STREET	27 30 AVENUE
<b>Neighborhood</b>	ASTORIA	ASTORIA	ASTORIA	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	83	81	72	66
<b>Year Built</b>	1965	1964	1956	1963
<b>Gross SqFt</b>	66,100	68,770	73,600	50,850
<b>Estimated Gross Income</b>	\$1,072,803	\$1,116,101	\$1,108,077	\$945,934
<b>Gross Income per SqFt</b>	\$16.23	\$16.23	\$15.06	\$18.60
<b>Estimated Expense</b>	\$423,040	\$440,131	\$520,796	\$389,348
<b>Expense SqFt</b>	\$6.40	\$6.40	\$7.08	\$7.66
<b>Net Operating Income</b>	\$649,763	\$675,970	\$587,281	\$556,586
<b>Full Market Value</b>	\$2,754,000	\$4,640,000	\$3,945,000	\$3,957,000
<b>Market Value per SqFt</b>	\$41.66	\$67.47	\$53.60	\$77.82
<b>Distance from Cooperative in miles</b>		0.42	0.49	0.35

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01111-0001	4-09719-0002	4-00159-0001	
<b>Address</b>	55 31 AVENUE	84 141 STREET	42 43 AVENUE	
<b>Neighborhood</b>	WOODSIDE	BRIARWOOD	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	970	291	154	
<b>Year Built</b>	1935	1958	1938	
<b>Gross SqFt</b>	743,160	357,885	148,950	
<b>Estimated Gross Income</b>	\$9,415,837	\$4,505,364	\$1,897,425	
<b>Gross Income per SqFt</b>	\$12.67	\$12.59	\$12.74	
<b>Estimated Expense</b>	\$4,265,738	\$2,257,493	\$768,634	
<b>Expense SqFt</b>	\$5.74	\$6.31	\$5.16	
<b>Net Operating Income</b>	\$5,150,099	\$2,247,871	\$1,128,791	
<b>Full Market Value</b>	\$32,645,000	\$14,216,000	\$5,929,000	
<b>Market Value per SqFt</b>	\$43.93	\$39.72	\$39.81	
<b>Distance from Cooperative in miles</b>		5.60	1.17	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01132-0036	4-00148-0001	4-01275-0061	4-00627-0025
<b>Address</b>	31 54 STREET	47 SKILLMAN AVENUE	35 75 STREET	28 34 STREET
<b>Neighborhood</b>	WOODSIDE	SUNNYSIDE	JACKSON HEIGHTS	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	59	60	59	60
<b>Year Built</b>	1941	1942	1939	1939
<b>Gross SqFt</b>	58,280	57,600	60,000	55,000
<b>Estimated Gross Income</b>	\$804,264	\$831,216	\$827,670	\$758,924
<b>Gross Income per SqFt</b>	\$13.80	\$14.43	\$13.79	\$13.80
<b>Estimated Expense</b>	\$289,069	\$282,683	\$242,882	\$272,558
<b>Expense SqFt</b>	\$4.96	\$4.91	\$4.05	\$4.96
<b>Net Operating Income</b>	\$515,195	\$548,533	\$584,788	\$486,366
<b>Full Market Value</b>	\$3,102,000	\$2,856,000	\$2,614,000	\$1,936,000
<b>Market Value per SqFt</b>	\$53.23	\$49.58	\$43.57	\$35.20
<b>Distance from Cooperative in miles</b>		0.77	0.95	0.96

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01132-0044	4-00148-0001	4-01275-0061	4-00627-0025
<b>Address</b>	31 54 STREET	47 SKILLMAN AVENUE	35 75 STREET	28 34 STREET
<b>Neighborhood</b>	WOODSIDE	SUNNYSIDE	JACKSON HEIGHTS	ASTORIA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	59	60	59	60
<b>Year Built</b>	1941	1942	1939	1939
<b>Gross SqFt</b>	58,280	57,600	60,000	55,000
<b>Estimated Gross Income</b>	\$804,264	\$831,216	\$827,670	\$758,924
<b>Gross Income per SqFt</b>	\$13.80	\$14.43	\$13.79	\$13.80
<b>Estimated Expense</b>	\$289,069	\$282,683	\$242,882	\$272,558
<b>Expense SqFt</b>	\$4.96	\$4.91	\$4.05	\$4.96
<b>Net Operating Income</b>	\$515,195	\$548,533	\$584,788	\$486,366
<b>Full Market Value</b>	\$3,102,000	\$2,856,000	\$2,614,000	\$1,936,000
<b>Market Value per SqFt</b>	\$53.23	\$49.58	\$43.57	\$35.20
<b>Distance from Cooperative in miles</b>		0.77	0.95	0.96

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01177-0001	4-01444-0032	4-01401-0031	4-01431-0037
<b>Address</b>	32 81 STREET	83 35 AVENUE	89 32 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	46	63	38	16
<b>Year Built</b>	1927	1925	1931	1928
<b>Gross SqFt</b>	39,600	53,248	26,692	13,179
<b>Estimated Gross Income</b>	\$658,152	\$798,408	\$461,002	\$219,085
<b>Gross Income per SqFt</b>	\$16.62	\$14.99	\$17.27	\$16.62
<b>Estimated Expense</b>	\$275,220	\$327,810	\$188,589	\$91,540
<b>Expense SqFt</b>	\$6.95	\$6.16	\$7.07	\$6.95
<b>Net Operating Income</b>	\$382,932	\$470,598	\$272,413	\$127,545
<b>Full Market Value</b>	\$2,645,000	\$3,156,000	\$1,902,000	\$881,000
<b>Market Value per SqFt</b>	\$66.79	\$59.27	\$71.26	\$66.85
<b>Distance from Cooperative in miles</b>		0.29	0.41	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01188-0055	4-01263-0044	4-01263-0015	
<b>Address</b>	60 BROADWAY	34 35 AVENUE	34 77 STREET	
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	130	122	120	
<b>Year Built</b>	1962	1949	1951	
<b>Gross SqFt</b>	131,412	124,600	104,000	
<b>Estimated Gross Income</b>	\$2,004,033	\$1,780,420	\$1,686,319	
<b>Gross Income per SqFt</b>	\$15.25	\$14.29	\$16.21	
<b>Estimated Expense</b>	\$839,723	\$756,753	\$697,677	
<b>Expense SqFt</b>	\$6.39	\$6.07	\$6.71	
<b>Net Operating Income</b>	\$1,164,310	\$1,023,667	\$988,642	
<b>Full Market Value</b>	\$7,850,000	\$6,764,000	\$6,785,000	
<b>Market Value per SqFt</b>	\$59.74	\$54.29	\$65.24	
<b>Distance from Cooperative in miles</b>		0.61	0.61	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01199-0020	4-01262-0034	4-01336-0001	
<b>Address</b>	34 60 STREET	75 35 AVENUE	61 43 AVENUE	
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	WOODSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	83	66	88	
<b>Year Built</b>	1962	1930	1962	
<b>Gross SqFt</b>	81,128	75,648	85,568	
<b>Estimated Gross Income</b>	\$1,109,020	\$1,086,114	\$1,109,502	
<b>Gross Income per SqFt</b>	\$13.67	\$14.36	\$12.97	
<b>Estimated Expense</b>	\$477,033	\$448,593	\$499,276	
<b>Expense SqFt</b>	\$5.88	\$5.93	\$5.83	
<b>Net Operating Income</b>	\$631,987	\$637,521	\$610,226	
<b>Full Market Value</b>	\$4,114,000	\$4,219,000	\$2,795,000	
<b>Market Value per SqFt</b>	\$50.71	\$55.77	\$32.66	
<b>Distance from Cooperative in miles</b>		0.59	0.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01219-0006	4-01216-0083	4-01272-0006	4-01218-0075
<b>Address</b>	37 64 STREET	37 62 STREET	35 73 STREET	37 64 STREET
<b>Neighborhood</b>	WOODSIDE	WOODSIDE	JACKSON HEIGHTS	WOODSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	49	41	38	16
<b>Year Built</b>	1917	1930	1929	1929
<b>Gross SqFt</b>	37,525	31,000	35,248	10,808
<b>Estimated Gross Income</b>	\$483,322	\$450,060	\$418,136	\$139,180
<b>Gross Income per SqFt</b>	\$12.88	\$14.52	\$11.86	\$12.88
<b>Estimated Expense</b>	\$248,791	\$219,157	\$184,170	\$71,678
<b>Expense SqFt</b>	\$6.63	\$7.07	\$5.22	\$6.63
<b>Net Operating Income</b>	\$234,531	\$230,903	\$233,966	\$67,502
<b>Full Market Value</b>	\$1,495,000	\$1,533,000	\$1,446,000	\$430,000
<b>Market Value per SqFt</b>	\$39.84	\$49.45	\$41.02	\$39.79
<b>Distance from Cooperative in miles</b>		0.15	0.33	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01222-0009	4-01273-0021	4-01278-0001	
<b>Address</b>	65 38 AVENUE	35 74 STREET	78 35 AVENUE	
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	145	96	84	
<b>Year Built</b>	1958	1936	1938	
<b>Gross SqFt</b>	130,000	108,732	103,200	
<b>Estimated Gross Income</b>	\$1,398,800	\$1,225,943	\$1,056,484	
<b>Gross Income per SqFt</b>	\$10.76	\$11.27	\$10.24	
<b>Estimated Expense</b>	\$726,700	\$625,231	\$560,887	
<b>Expense SqFt</b>	\$5.59	\$5.75	\$5.43	
<b>Net Operating Income</b>	\$672,100	\$600,712	\$495,597	
<b>Full Market Value</b>	\$3,939,000	\$3,037,000	\$2,421,000	
<b>Market Value per SqFt</b>	\$30.30	\$27.93	\$23.46	
<b>Distance from Cooperative in miles</b>		0.33	0.56	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01223-0038	4-01299-0010	4-01298-0079	4-01216-0083
<b>Address</b>	38 65 STREET	40 67 STREET	41 66 STREET	37 62 STREET
<b>Neighborhood</b>	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	44	40	36	41
<b>Year Built</b>	1929	1925	1927	1930
<b>Gross SqFt</b>	30,880	28,250	27,425	31,000
<b>Estimated Gross Income</b>	\$449,922	\$446,509	\$399,691	\$450,060
<b>Gross Income per SqFt</b>	\$14.57	\$15.81	\$14.57	\$14.52
<b>Estimated Expense</b>	\$180,648	\$172,179	\$160,462	\$219,157
<b>Expense SqFt</b>	\$5.85	\$6.09	\$5.85	\$7.07
<b>Net Operating Income</b>	\$269,274	\$274,330	\$239,229	\$230,903
<b>Full Market Value</b>	\$1,790,000	\$1,869,000	\$1,590,000	\$1,533,000
<b>Market Value per SqFt</b>	\$57.97	\$66.16	\$57.98	\$49.45
<b>Distance from Cooperative in miles</b>		0.08	0.14	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01226-0001	4-00159-0001	4-01273-0044	
<b>Address</b>	55 WOODSIDE AVENUE	42 43 AVENUE	35 73 STREET	
<b>Neighborhood</b>	WOODSIDE	SUNNYSIDE	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	147	154	107	
<b>Year Built</b>	1956	1938	1939	
<b>Gross SqFt</b>	145,379	148,950	123,600	
<b>Estimated Gross Income</b>	\$1,750,363	\$1,897,425	\$1,402,032	
<b>Gross Income per SqFt</b>	\$12.04	\$12.74	\$11.34	
<b>Estimated Expense</b>	\$790,862	\$768,634	\$707,223	
<b>Expense SqFt</b>	\$5.44	\$5.16	\$5.72	
<b>Net Operating Income</b>	\$959,501	\$1,128,791	\$694,809	
<b>Full Market Value</b>	\$5,965,000	\$5,929,000	\$4,187,000	
<b>Market Value per SqFt</b>	\$41.03	\$39.81	\$33.88	
<b>Distance from Cooperative in miles</b>		0.71	0.84	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01227-0001	4-01336-0032	4-01229-0055	4-00131-0013
<b>Address</b>	39 57 STREET	40 61 STREET	39 59 STREET	41 50 STREET
<b>Neighborhood</b>	WOODSIDE	WOODSIDE	WOODSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	56	77	48
<b>Year Built</b>	1963	1963	1927	1931
<b>Gross SqFt</b>	41,808	42,924	52,290	43,150
<b>Estimated Gross Income</b>	\$725,787	\$762,015	\$907,711	\$671,897
<b>Gross Income per SqFt</b>	\$17.36	\$17.75	\$17.36	\$15.57
<b>Estimated Expense</b>	\$305,616	\$312,426	\$382,354	\$243,888
<b>Expense SqFt</b>	\$7.31	\$7.28	\$7.31	\$5.65
<b>Net Operating Income</b>	\$420,171	\$449,589	\$525,357	\$428,009
<b>Full Market Value</b>	\$1,791,000	\$2,916,000	\$3,672,000	\$2,903,000
<b>Market Value per SqFt</b>	\$42.84	\$67.93	\$70.22	\$67.28
<b>Distance from Cooperative in miles</b>		0.33	0.10	0.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01227-0006	4-01297-0017	4-00139-0024	
<b>Address</b>	39 56 STREET	39 65 STREET	43 49 STREET	
<b>Neighborhood</b>	WOODSIDE	WOODSIDE	SUNNYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	47	60	
<b>Year Built</b>	1928	1925	1931	
<b>Gross SqFt</b>	39,860	41,558	43,800	
<b>Estimated Gross Income</b>	\$548,075	\$524,274	\$651,515	
<b>Gross Income per SqFt</b>	\$13.75	\$12.62	\$14.87	
<b>Estimated Expense</b>	\$260,286	\$268,113	\$289,152	
<b>Expense SqFt</b>	\$6.53	\$6.45	\$6.60	
<b>Net Operating Income</b>	\$287,789	\$256,161	\$362,363	
<b>Full Market Value</b>	\$1,706,000	\$1,621,000	\$2,424,000	
<b>Market Value per SqFt</b>	\$42.80	\$39.01	\$55.34	
<b>Distance from Cooperative in miles</b>		0.44	0.52	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01235-0070	4-00638-0031	4-01327-0008	
<b>Address</b>	52 39 ROAD	35 35 STREET	41 56 STREET	
<b>Neighborhood</b>	WOODSIDE	LONG ISLAND CITY	WOODSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	67	86	30	
<b>Year Built</b>	1951	1928	1930	
<b>Gross SqFt</b>	92,130	58,000	27,492	
<b>Estimated Gross Income</b>	\$1,197,690	\$705,605	\$380,001	
<b>Gross Income per SqFt</b>	\$13.00	\$12.17	\$13.82	
<b>Estimated Expense</b>	\$521,456	\$377,476	\$132,038	
<b>Expense SqFt</b>	\$5.66	\$6.51	\$4.80	
<b>Net Operating Income</b>	\$676,234	\$328,129	\$247,963	
<b>Full Market Value</b>	\$4,326,000	\$2,048,000	\$1,620,000	
<b>Market Value per SqFt</b>	\$46.96	\$35.31	\$58.93	
<b>Distance from Cooperative in miles</b>		0.97	0.30	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01238-0006	4-01273-0044	4-01273-0021	
<b>Address</b>	39 52 STREET	35 73 STREET	35 74 STREET	
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	219	107	96	
<b>Year Built</b>	1961	1939	1936	
<b>Gross SqFt</b>	207,086	123,600	108,732	
<b>Estimated Gross Income</b>	\$2,342,143	\$1,402,032	\$1,225,943	
<b>Gross Income per SqFt</b>	\$11.31	\$11.34	\$11.27	
<b>Estimated Expense</b>	\$1,188,674	\$707,223	\$625,231	
<b>Expense SqFt</b>	\$5.74	\$5.72	\$5.75	
<b>Net Operating Income</b>	\$1,153,469	\$694,809	\$600,712	
<b>Full Market Value</b>	\$3,210,000	\$4,187,000	\$3,037,000	
<b>Market Value per SqFt</b>	\$15.50	\$33.88	\$27.93	
<b>Distance from Cooperative in miles</b>		1.01	1.01	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01238-0040	4-01274-0001	4-01230-0045	4-01275-0001
<b>Address</b>	39 54 STREET	74 35 AVENUE	39 60 STREET	75 35 AVENUE
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	224	210	105	96
<b>Year Built</b>	1972	1954	1931	1950
<b>Gross SqFt</b>	208,252	147,000	86,988	95,000
<b>Estimated Gross Income</b>	\$2,607,315	\$2,968,896	\$1,089,438	\$1,077,271
<b>Gross Income per SqFt</b>	\$12.52	\$20.20	\$12.52	\$11.34
<b>Estimated Expense</b>	\$1,155,799	\$1,217,247	\$483,011	\$561,123
<b>Expense SqFt</b>	\$5.55	\$8.28	\$5.55	\$5.91
<b>Net Operating Income</b>	\$1,451,516	\$1,751,649	\$606,427	\$516,148
<b>Full Market Value</b>	\$8,845,000	\$12,680,000	\$3,826,000	\$3,065,000
<b>Market Value per SqFt</b>	\$42.47	\$86.26	\$43.98	\$32.26
<b>Distance from Cooperative in miles</b>		1.06	0.33	1.11

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01245-0030	4-01261-0035	4-01249-0033	4-01275-0001
<b>Address</b>	72 34 AVENUE	74 35 AVENUE	76 34 AVENUE	75 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	96	83	96
<b>Year Built</b>	1937	1935	1937	1950
<b>Gross SqFt</b>	106,308	97,170	100,890	95,000
<b>Estimated Gross Income</b>	\$1,346,922	\$1,231,106	\$1,302,380	\$1,077,271
<b>Gross Income per SqFt</b>	\$12.67	\$12.67	\$12.91	\$11.34
<b>Estimated Expense</b>	\$601,703	\$549,579	\$438,210	\$561,123
<b>Expense SqFt</b>	\$5.66	\$5.66	\$4.34	\$5.91
<b>Net Operating Income</b>	\$745,219	\$681,527	\$864,170	\$516,148
<b>Full Market Value</b>	\$4,724,000	\$4,320,000	\$5,513,000	\$3,065,000
<b>Market Value per SqFt</b>	\$44.44	\$44.46	\$54.64	\$32.26
<b>Distance from Cooperative in miles</b>		0.16	0.20	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01253-0011	4-01278-0001	4-03086-0040	
<b>Address</b>	33 81 STREET	78 35 AVENUE	65 SAUNDERS STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	114	84	178	
<b>Year Built</b>	1923	1938	1948	
<b>Gross SqFt</b>	193,193	103,200	190,400	
<b>Estimated Gross Income</b>	\$2,366,614	\$1,056,484	\$2,715,071	
<b>Gross Income per SqFt</b>	\$12.25	\$10.24	\$14.26	
<b>Estimated Expense</b>	\$1,166,886	\$560,887	\$1,264,952	
<b>Expense SqFt</b>	\$6.04	\$5.43	\$6.64	
<b>Net Operating Income</b>	\$1,199,728	\$495,597	\$1,450,119	
<b>Full Market Value</b>	\$7,509,000	\$2,421,000	\$9,574,000	
<b>Market Value per SqFt</b>	\$38.87	\$23.46	\$50.28	
<b>Distance from Cooperative in miles</b>		0.29	2.41	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01254-0012	4-01278-0001	4-03086-0040	
<b>Address</b>	33 81 STREET	78 35 AVENUE	65 SAUNDERS STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	270	84	178	
<b>Year Built</b>	1951	1938	1948	
<b>Gross SqFt</b>	186,300	103,200	190,400	
<b>Estimated Gross Income</b>	\$2,282,175	\$1,056,484	\$2,715,071	
<b>Gross Income per SqFt</b>	\$12.25	\$10.24	\$14.26	
<b>Estimated Expense</b>	\$1,125,252	\$560,887	\$1,264,952	
<b>Expense SqFt</b>	\$6.04	\$5.43	\$6.64	
<b>Net Operating Income</b>	\$1,156,923	\$495,597	\$1,450,119	
<b>Full Market Value</b>	\$7,241,000	\$2,421,000	\$9,574,000	
<b>Market Value per SqFt</b>	\$38.87	\$23.46	\$50.28	
<b>Distance from Cooperative in miles</b>		0.31	2.38	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01256-0035	4-01165-0017	4-01165-0027	
<b>Address</b>	69 35 AVENUE	32 70 STREET	32 70 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	75	74	74	
<b>Year Built</b>	1963	1964	1964	
<b>Gross SqFt</b>	59,756	65,810	66,426	
<b>Estimated Gross Income</b>	\$904,108	\$987,731	\$1,012,171	
<b>Gross Income per SqFt</b>	\$15.13	\$15.01	\$15.24	
<b>Estimated Expense</b>	\$356,146	\$402,347	\$385,506	
<b>Expense SqFt</b>	\$5.96	\$6.11	\$5.80	
<b>Net Operating Income</b>	\$547,962	\$585,384	\$626,665	
<b>Full Market Value</b>	\$2,347,000	\$3,928,000	\$3,461,000	
<b>Market Value per SqFt</b>	\$39.28	\$59.69	\$52.10	
<b>Distance from Cooperative in miles</b>		0.27	0.27	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01261-0001	4-01273-0044	4-01261-0035	
<b>Address</b>	74 34 AVENUE	35 73 STREET	74 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	161	107	96	
<b>Year Built</b>	1952	1939	1935	
<b>Gross SqFt</b>	135,070	123,600	97,170	
<b>Estimated Gross Income</b>	\$1,622,191	\$1,402,032	\$1,231,106	
<b>Gross Income per SqFt</b>	\$12.01	\$11.34	\$12.67	
<b>Estimated Expense</b>	\$768,548	\$707,223	\$549,579	
<b>Expense SqFt</b>	\$5.69	\$5.72	\$5.66	
<b>Net Operating Income</b>	\$853,643	\$694,809	\$681,527	
<b>Full Market Value</b>	\$5,302,000	\$4,187,000	\$4,320,000	
<b>Market Value per SqFt</b>	\$39.25	\$33.88	\$44.46	
<b>Distance from Cooperative in miles</b>		0.15	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01263-0001	4-01279-0001	4-01261-0035	4-01251-0030
<b>Address</b>	76 34 AVENUE	79 35 AVENUE	74 35 AVENUE	78 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	109	96	96	96
<b>Year Built</b>	1950	1950	1935	1950
<b>Gross SqFt</b>	96,000	95,000	97,170	90,950
<b>Estimated Gross Income</b>	\$1,216,320	\$1,090,192	\$1,231,106	\$1,166,646
<b>Gross Income per SqFt</b>	\$12.67	\$11.48	\$12.67	\$12.83
<b>Estimated Expense</b>	\$543,360	\$581,739	\$549,579	\$407,890
<b>Expense SqFt</b>	\$5.66	\$6.12	\$5.66	\$4.48
<b>Net Operating Income</b>	\$672,960	\$508,453	\$681,527	\$758,756
<b>Full Market Value</b>	\$4,266,000	\$3,102,000	\$4,320,000	\$4,830,000
<b>Market Value per SqFt</b>	\$44.44	\$32.65	\$44.46	\$53.11
<b>Distance from Cooperative in miles</b>		0.20	0.10	0.16

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01264-0001	4-01251-0030	4-01279-0001	4-01261-0035
<b>Address</b>	77 34 AVENUE	78 34 AVENUE	79 35 AVENUE	74 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	96	96	96
<b>Year Built</b>	1950	1950	1950	1935
<b>Gross SqFt</b>	90,950	90,950	95,000	97,170
<b>Estimated Gross Income</b>	\$1,152,337	\$1,166,646	\$1,090,192	\$1,231,106
<b>Gross Income per SqFt</b>	\$12.67	\$12.83	\$11.48	\$12.67
<b>Estimated Expense</b>	\$514,777	\$407,890	\$581,739	\$549,579
<b>Expense SqFt</b>	\$5.66	\$4.48	\$6.12	\$5.66
<b>Net Operating Income</b>	\$637,560	\$758,756	\$508,453	\$681,527
<b>Full Market Value</b>	\$4,041,000	\$4,830,000	\$3,102,000	\$4,320,000
<b>Market Value per SqFt</b>	\$44.43	\$53.11	\$32.65	\$44.46
<b>Distance from Cooperative in miles</b>		0.14	0.17	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01264-0014	4-01263-0015	4-01279-0001	
<b>Address</b>	34 78 STREET	34 77 STREET	79 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	162	120	96	
<b>Year Built</b>	1951	1951	1950	
<b>Gross SqFt</b>	114,000	104,000	95,000	
<b>Estimated Gross Income</b>	\$1,578,900	\$1,686,319	\$1,090,192	
<b>Gross Income per SqFt</b>	\$13.85	\$16.21	\$11.48	
<b>Estimated Expense</b>	\$731,880	\$697,677	\$581,739	
<b>Expense SqFt</b>	\$6.42	\$6.71	\$6.12	
<b>Net Operating Income</b>	\$847,020	\$988,642	\$508,453	
<b>Full Market Value</b>	\$5,539,000	\$6,785,000	\$3,102,000	
<b>Market Value per SqFt</b>	\$48.59	\$65.24	\$32.65	
<b>Distance from Cooperative in miles</b>		0.05	0.17	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01264-0035	4-01263-0015	4-01261-0035	4-01279-0001
<b>Address</b>	77 35 AVENUE	34 77 STREET	74 35 AVENUE	79 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	97	120	96	96
<b>Year Built</b>	1941	1951	1935	1950
<b>Gross SqFt</b>	112,760	104,000	97,170	95,000
<b>Estimated Gross Income</b>	\$1,428,669	\$1,686,319	\$1,231,106	\$1,090,192
<b>Gross Income per SqFt</b>	\$12.67	\$16.21	\$12.67	\$11.48
<b>Estimated Expense</b>	\$638,222	\$697,677	\$549,579	\$581,739
<b>Expense SqFt</b>	\$5.66	\$6.71	\$5.66	\$6.12
<b>Net Operating Income</b>	\$790,447	\$988,642	\$681,527	\$508,453
<b>Full Market Value</b>	\$4,453,000	\$6,785,000	\$4,320,000	\$3,102,000
<b>Market Value per SqFt</b>	\$39.49	\$65.24	\$44.46	\$32.65
<b>Distance from Cooperative in miles</b>		0.05	0.15	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0001	4-01262-0034	4-01275-0061	4-01292-0056
<b>Address</b>	78 34 AVENUE	75 35 AVENUE	35 75 STREET	37 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	66	59	59
<b>Year Built</b>	1906	1930	1939	1926
<b>Gross SqFt</b>	65,000	75,648	60,000	57,920
<b>Estimated Gross Income</b>	\$898,950	\$1,086,114	\$827,670	\$801,192
<b>Gross Income per SqFt</b>	\$13.83	\$14.36	\$13.79	\$13.83
<b>Estimated Expense</b>	\$422,500	\$448,593	\$242,882	\$376,191
<b>Expense SqFt</b>	\$6.50	\$5.93	\$4.05	\$6.50
<b>Net Operating Income</b>	\$476,450	\$637,521	\$584,788	\$425,001
<b>Full Market Value</b>	\$2,238,000	\$4,219,000	\$2,614,000	\$2,777,000
<b>Market Value per SqFt</b>	\$34.43	\$55.77	\$43.57	\$47.95
<b>Distance from Cooperative in miles</b>		0.15	0.20	0.32

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0011	4-01445-0001	4-01432-0039	
<b>Address</b>	34 79 STREET	84 34 AVENUE	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	72	48	
<b>Year Built</b>	1939	1951	1932	
<b>Gross SqFt</b>	65,000	59,778	53,400	
<b>Estimated Gross Income</b>	\$742,300	\$716,483	\$578,953	
<b>Gross Income per SqFt</b>	\$11.42	\$11.99	\$10.84	
<b>Estimated Expense</b>	\$354,900	\$312,865	\$303,604	
<b>Expense SqFt</b>	\$5.46	\$5.23	\$5.69	
<b>Net Operating Income</b>	\$387,400	\$403,618	\$275,349	
<b>Full Market Value</b>	\$2,178,000	\$1,996,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$33.51	\$33.39	\$27.87	
<b>Distance from Cooperative in miles</b>		0.30	0.32	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0030	4-01283-0048	4-01432-0039	
<b>Address</b>	34 79 STREET	37 72 STREET	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	60	48	
<b>Year Built</b>	1939	1927	1932	
<b>Gross SqFt</b>	65,000	61,830	53,400	
<b>Estimated Gross Income</b>	\$726,050	\$710,185	\$578,953	
<b>Gross Income per SqFt</b>	\$11.17	\$11.49	\$10.84	
<b>Estimated Expense</b>	\$347,750	\$309,728	\$303,604	
<b>Expense SqFt</b>	\$5.35	\$5.01	\$5.69	
<b>Net Operating Income</b>	\$378,300	\$400,457	\$275,349	
<b>Full Market Value</b>	\$2,178,000	\$2,069,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$33.51	\$33.46	\$27.87	
<b>Distance from Cooperative in miles</b>		0.40	0.32	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0033	4-01445-0001	4-01283-0048	4-01432-0039
<b>Address</b>	78 35 AVENUE	84 34 AVENUE	37 72 STREET	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	72	60	48
<b>Year Built</b>	1939	1951	1927	1932
<b>Gross SqFt</b>	65,000	59,778	61,830	53,400
<b>Estimated Gross Income</b>	\$746,850	\$716,483	\$710,185	\$578,953
<b>Gross Income per SqFt</b>	\$11.49	\$11.99	\$11.49	\$10.84
<b>Estimated Expense</b>	\$325,650	\$312,865	\$309,728	\$303,604
<b>Expense SqFt</b>	\$5.01	\$5.23	\$5.01	\$5.69
<b>Net Operating Income</b>	\$421,200	\$403,618	\$400,457	\$275,349
<b>Full Market Value</b>	\$2,178,000	\$1,996,000	\$2,069,000	\$1,488,000
<b>Market Value per SqFt</b>	\$33.51	\$33.39	\$33.46	\$27.87
<b>Distance from Cooperative in miles</b>		0.30	0.40	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0052	4-01445-0001	4-01283-0048	4-01432-0039
<b>Address</b>	34 78 STREET	84 34 AVENUE	37 72 STREET	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	72	60	48
<b>Year Built</b>	1939	1951	1927	1932
<b>Gross SqFt</b>	65,000	59,778	61,830	53,400
<b>Estimated Gross Income</b>	\$746,850	\$716,483	\$710,185	\$578,953
<b>Gross Income per SqFt</b>	\$11.49	\$11.99	\$11.49	\$10.84
<b>Estimated Expense</b>	\$325,650	\$312,865	\$309,728	\$303,604
<b>Expense SqFt</b>	\$5.01	\$5.23	\$5.01	\$5.69
<b>Net Operating Income</b>	\$421,200	\$403,618	\$400,457	\$275,349
<b>Full Market Value</b>	\$2,178,000	\$1,996,000	\$2,069,000	\$1,488,000
<b>Market Value per SqFt</b>	\$33.51	\$33.39	\$33.46	\$27.87
<b>Distance from Cooperative in miles</b>		0.30	0.40	0.32

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01265-0058	4-01445-0001	4-01283-0048	4-01432-0039
<b>Address</b>	34 78 STREET	84 34 AVENUE	37 72 STREET	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	72	60	48
<b>Year Built</b>	1939	1951	1927	1932
<b>Gross SqFt</b>	65,000	59,778	61,830	53,400
<b>Estimated Gross Income</b>	\$746,850	\$716,483	\$710,185	\$578,953
<b>Gross Income per SqFt</b>	\$11.49	\$11.99	\$11.49	\$10.84
<b>Estimated Expense</b>	\$325,650	\$312,865	\$309,728	\$303,604
<b>Expense SqFt</b>	\$5.01	\$5.23	\$5.01	\$5.69
<b>Net Operating Income</b>	\$421,200	\$403,618	\$400,457	\$275,349
<b>Full Market Value</b>	\$2,178,000	\$1,996,000	\$2,069,000	\$1,488,000
<b>Market Value per SqFt</b>	\$33.51	\$33.39	\$33.46	\$27.87
<b>Distance from Cooperative in miles</b>		0.30	0.40	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01266-0001	4-01273-0044	4-01273-0021	4-01278-0001
<b>Address</b>	79 34 AVENUE	35 73 STREET	35 74 STREET	78 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	150	107	96	84
<b>Year Built</b>	1955	1939	1936	1938
<b>Gross SqFt</b>	165,000	123,600	108,732	103,200
<b>Estimated Gross Income</b>	\$1,859,550	\$1,402,032	\$1,225,943	\$1,056,484
<b>Gross Income per SqFt</b>	\$11.27	\$11.34	\$11.27	\$10.24
<b>Estimated Expense</b>	\$948,750	\$707,223	\$625,231	\$560,887
<b>Expense SqFt</b>	\$5.75	\$5.72	\$5.75	\$5.43
<b>Net Operating Income</b>	\$910,800	\$694,809	\$600,712	\$495,597
<b>Full Market Value</b>	\$5,516,000	\$4,187,000	\$3,037,000	\$2,421,000
<b>Market Value per SqFt</b>	\$33.43	\$33.88	\$27.93	\$23.46
<b>Distance from Cooperative in miles</b>		0.33	0.33	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01266-0038	4-01273-0034	4-01445-0001	4-01432-0039
<b>Address</b>	79 35 AVENUE	35 74 STREET	84 34 AVENUE	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	47	59	72	48
<b>Year Built</b>	1939	1958	1951	1932
<b>Gross SqFt</b>	50,996	55,000	59,778	53,400
<b>Estimated Gross Income</b>	\$611,442	\$690,359	\$716,483	\$578,953
<b>Gross Income per SqFt</b>	\$11.99	\$12.55	\$11.99	\$10.84
<b>Estimated Expense</b>	\$266,709	\$319,205	\$312,865	\$303,604
<b>Expense SqFt</b>	\$5.23	\$5.80	\$5.23	\$5.69
<b>Net Operating Income</b>	\$344,733	\$371,154	\$403,618	\$275,349
<b>Full Market Value</b>	\$2,140,000	\$2,287,000	\$1,996,000	\$1,488,000
<b>Market Value per SqFt</b>	\$41.96	\$41.58	\$33.39	\$27.87
<b>Distance from Cooperative in miles</b>		0.33	0.25	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0001	4-01261-0058	4-01455-0060	4-01432-0039
<b>Address</b>	34 80 STREET	34 74 STREET	94 34 ROAD	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	11	26	43	48
<b>Year Built</b>	1922	1962	1928	1932
<b>Gross SqFt</b>	16,800	17,256	41,712	53,400
<b>Estimated Gross Income</b>	\$191,016	\$356,568	\$474,222	\$578,953
<b>Gross Income per SqFt</b>	\$11.37	\$20.66	\$11.37	\$10.84
<b>Estimated Expense</b>	\$95,256	\$157,660	\$236,512	\$303,604
<b>Expense SqFt</b>	\$5.67	\$9.14	\$5.67	\$5.69
<b>Net Operating Income</b>	\$95,760	\$198,908	\$237,710	\$275,349
<b>Full Market Value</b>	\$582,000	\$1,266,000	\$1,445,000	\$1,488,000
<b>Market Value per SqFt</b>	\$34.64	\$73.37	\$34.64	\$27.87
<b>Distance from Cooperative in miles</b>		0.30	0.71	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0006	4-01455-0060	4-01432-0039	
<b>Address</b>	34 81 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	16,800	41,712	53,400	
<b>Estimated Gross Income</b>	\$186,648	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$95,424	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$91,224	\$237,710	\$275,349	
<b>Full Market Value</b>	\$406,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.17	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0012	4-01455-0060	4-01432-0039	
<b>Address</b>	34 81 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	14,255	41,712	53,400	
<b>Estimated Gross Income</b>	\$158,373	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$80,968	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$77,405	\$237,710	\$275,349	
<b>Full Market Value</b>	\$344,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.13	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0016	4-01455-0060	4-01432-0039	
<b>Address</b>	34 81 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	15,530	41,712	53,400	
<b>Estimated Gross Income</b>	\$172,538	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$88,210	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$84,328	\$237,710	\$275,349	
<b>Full Market Value</b>	\$387,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.92	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0020	4-01516-0049	4-01432-0039	
<b>Address</b>	34 81 STREET	42 JUDGE STREET	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	41	48	
<b>Year Built</b>	1922	1941	1932	
<b>Gross SqFt</b>	15,530	32,070	53,400	
<b>Estimated Gross Income</b>	\$203,132	\$491,399	\$578,953	
<b>Gross Income per SqFt</b>	\$13.08	\$15.32	\$10.84	
<b>Estimated Expense</b>	\$101,411	\$236,117	\$303,604	
<b>Expense SqFt</b>	\$6.53	\$7.36	\$5.69	
<b>Net Operating Income</b>	\$101,721	\$255,282	\$275,349	
<b>Full Market Value</b>	\$652,000	\$1,723,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$41.98	\$53.73	\$27.87	
<b>Distance from Cooperative in miles</b>		0.65	0.24	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0024	4-01443-0033	4-01455-0060	
<b>Address</b>	34 81 STREET	82 35 AVENUE	94 34 ROAD	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	49	43	
<b>Year Built</b>	1922	1936	1928	
<b>Gross SqFt</b>	14,255	52,422	41,712	
<b>Estimated Gross Income</b>	\$177,617	\$710,049	\$474,222	
<b>Gross Income per SqFt</b>	\$12.46	\$13.54	\$11.37	
<b>Estimated Expense</b>	\$76,122	\$262,845	\$236,512	
<b>Expense SqFt</b>	\$5.34	\$5.01	\$5.67	
<b>Net Operating Income</b>	\$101,495	\$447,204	\$237,710	
<b>Full Market Value</b>	\$639,000	\$2,901,000	\$1,445,000	
<b>Market Value per SqFt</b>	\$44.83	\$55.34	\$34.64	
<b>Distance from Cooperative in miles</b>		0.10	0.71	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0028	4-01456-0029	4-01432-0039	
<b>Address</b>	34 81 STREET	35 83 STREET	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	48	48	
<b>Year Built</b>	1922	1937	1932	
<b>Gross SqFt</b>	16,800	46,854	53,400	
<b>Estimated Gross Income</b>	\$212,856	\$679,482	\$578,953	
<b>Gross Income per SqFt</b>	\$12.67	\$14.50	\$10.84	
<b>Estimated Expense</b>	\$89,544	\$232,462	\$303,604	
<b>Expense SqFt</b>	\$5.33	\$4.96	\$5.69	
<b>Net Operating Income</b>	\$123,312	\$447,020	\$275,349	
<b>Full Market Value</b>	\$782,000	\$2,967,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$46.55	\$63.32	\$27.87	
<b>Distance from Cooperative in miles</b>		0.17	0.24	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0046	4-01432-0039	4-01739-0017	
<b>Address</b>	34 80 STREET	33 84 STREET	35 99 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	CORONA	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	48	48	
<b>Year Built</b>	1922	1932	1932	
<b>Gross SqFt</b>	16,800	53,400	30,228	
<b>Estimated Gross Income</b>	\$197,232	\$578,953	\$381,701	
<b>Gross Income per SqFt</b>	\$11.74	\$10.84	\$12.63	
<b>Estimated Expense</b>	\$112,392	\$303,604	\$232,597	
<b>Expense SqFt</b>	\$6.69	\$5.69	\$7.69	
<b>Net Operating Income</b>	\$84,840	\$275,349	\$149,104	
<b>Full Market Value</b>	\$419,000	\$1,488,000	\$673,000	
<b>Market Value per SqFt</b>	\$24.94	\$27.87	\$22.26	
<b>Distance from Cooperative in miles</b>		0.24	0.91	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0051	4-01455-0060	4-01432-0039	
<b>Address</b>	34 80 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	14,255	41,712	53,400	
<b>Estimated Gross Income</b>	\$158,373	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$80,968	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$77,405	\$237,710	\$275,349	
<b>Full Market Value</b>	\$355,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.90	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0055	4-01455-0060	4-01432-0039	
<b>Address</b>	34 80 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	16,380	41,712	53,400	
<b>Estimated Gross Income</b>	\$181,982	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$93,038	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$88,944	\$237,710	\$275,349	
<b>Full Market Value</b>	\$408,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.91	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0060	4-01443-0033	4-01455-0060	
<b>Address</b>	34 80 STREET	82 35 AVENUE	94 34 ROAD	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	49	43	
<b>Year Built</b>	1922	1936	1928	
<b>Gross SqFt</b>	16,380	52,422	41,712	
<b>Estimated Gross Income</b>	\$204,095	\$710,049	\$474,222	
<b>Gross Income per SqFt</b>	\$12.46	\$13.54	\$11.37	
<b>Estimated Expense</b>	\$87,469	\$262,845	\$236,512	
<b>Expense SqFt</b>	\$5.34	\$5.01	\$5.67	
<b>Net Operating Income</b>	\$116,626	\$447,204	\$237,710	
<b>Full Market Value</b>	\$628,000	\$2,901,000	\$1,445,000	
<b>Market Value per SqFt</b>	\$38.34	\$55.34	\$34.64	
<b>Distance from Cooperative in miles</b>		0.10	0.71	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01267-0064	4-01455-0060	4-01432-0039	
<b>Address</b>	34 80 STREET	94 34 ROAD	33 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	11	43	48	
<b>Year Built</b>	1922	1928	1932	
<b>Gross SqFt</b>	15,105	41,712	53,400	
<b>Estimated Gross Income</b>	\$167,817	\$474,222	\$578,953	
<b>Gross Income per SqFt</b>	\$11.11	\$11.37	\$10.84	
<b>Estimated Expense</b>	\$85,796	\$236,512	\$303,604	
<b>Expense SqFt</b>	\$5.68	\$5.67	\$5.69	
<b>Net Operating Income</b>	\$82,021	\$237,710	\$275,349	
<b>Full Market Value</b>	\$376,000	\$1,445,000	\$1,488,000	
<b>Market Value per SqFt</b>	\$24.89	\$34.64	\$27.87	
<b>Distance from Cooperative in miles</b>		0.71	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01268-0013	4-01458-0046	4-01275-0001	
<b>Address</b>	34 82 STREET	35 84 STREET	75 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	83	108	96	
<b>Year Built</b>	1937	1940	1950	
<b>Gross SqFt</b>	97,260	117,294	95,000	
<b>Estimated Gross Income</b>	\$1,146,695	\$1,434,434	\$1,077,271	
<b>Gross Income per SqFt</b>	\$11.79	\$12.23	\$11.34	
<b>Estimated Expense</b>	\$562,163	\$661,231	\$561,123	
<b>Expense SqFt</b>	\$5.78	\$5.64	\$5.91	
<b>Net Operating Income</b>	\$584,532	\$773,203	\$516,148	
<b>Full Market Value</b>	\$3,605,000	\$4,837,000	\$3,065,000	
<b>Market Value per SqFt</b>	\$37.07	\$41.24	\$32.26	
<b>Distance from Cooperative in miles</b>		0.20	0.33	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01268-0033	4-01437-0032	4-01268-0051	
<b>Address</b>	34 81 STREET	89 34 AVENUE	34 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	126	132	84	
<b>Year Built</b>	1937	1930	1937	
<b>Gross SqFt</b>	90,000	90,000	93,936	
<b>Estimated Gross Income</b>	\$1,086,300	\$1,035,000	\$1,187,025	
<b>Gross Income per SqFt</b>	\$12.07	\$11.50	\$12.64	
<b>Estimated Expense</b>	\$527,400	\$569,250	\$506,136	
<b>Expense SqFt</b>	\$5.86	\$6.33	\$5.39	
<b>Net Operating Income</b>	\$558,900	\$465,750	\$680,889	
<b>Full Market Value</b>	\$3,478,000	\$2,843,000	\$4,311,000	
<b>Market Value per SqFt</b>	\$38.64	\$31.59	\$45.89	
<b>Distance from Cooperative in miles</b>		0.42	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01271-0014	4-01273-0034	4-01283-0048	
<b>Address</b>	35 72 STREET	35 74 STREET	37 72 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	59	60	
<b>Year Built</b>	1936	1958	1927	
<b>Gross SqFt</b>	61,956	55,000	61,830	
<b>Estimated Gross Income</b>	\$744,711	\$690,359	\$710,185	
<b>Gross Income per SqFt</b>	\$12.02	\$12.55	\$11.49	
<b>Estimated Expense</b>	\$335,182	\$319,205	\$309,728	
<b>Expense SqFt</b>	\$5.41	\$5.80	\$5.01	
<b>Net Operating Income</b>	\$409,529	\$371,154	\$400,457	
<b>Full Market Value</b>	\$2,366,000	\$2,287,000	\$2,069,000	
<b>Market Value per SqFt</b>	\$38.19	\$41.58	\$33.46	
<b>Distance from Cooperative in miles</b>		0.10	0.13	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01272-0001	4-01273-0034	4-01283-0048	4-01432-0039
<b>Address</b>	35 72 STREET	35 74 STREET	37 72 STREET	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	59	60	48
<b>Year Built</b>	1936	1958	1927	1932
<b>Gross SqFt</b>	53,502	55,000	61,830	53,400
<b>Estimated Gross Income</b>	\$614,738	\$690,359	\$710,185	\$578,953
<b>Gross Income per SqFt</b>	\$11.49	\$12.55	\$11.49	\$10.84
<b>Estimated Expense</b>	\$268,045	\$319,205	\$309,728	\$303,604
<b>Expense SqFt</b>	\$5.01	\$5.80	\$5.01	\$5.69
<b>Net Operating Income</b>	\$346,693	\$371,154	\$400,457	\$275,349
<b>Full Market Value</b>	\$2,105,000	\$2,287,000	\$2,069,000	\$1,488,000
<b>Market Value per SqFt</b>	\$39.34	\$41.58	\$33.46	\$27.87
<b>Distance from Cooperative in miles</b>		0.05	0.12	0.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01272-0012	4-01271-0071	4-01273-0044	
<b>Address</b>	35 73 STREET	35 LEVERICH STREET	35 73 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	96	78	107	
<b>Year Built</b>	1937	1956	1939	
<b>Gross SqFt</b>	99,552	83,272	123,600	
<b>Estimated Gross Income</b>	\$1,134,893	\$953,258	\$1,402,032	
<b>Gross Income per SqFt</b>	\$11.40	\$11.45	\$11.34	
<b>Estimated Expense</b>	\$533,599	\$416,159	\$707,223	
<b>Expense SqFt</b>	\$5.36	\$5.00	\$5.72	
<b>Net Operating Income</b>	\$601,294	\$537,099	\$694,809	
<b>Full Market Value</b>	\$3,659,000	\$2,444,000	\$4,187,000	
<b>Market Value per SqFt</b>	\$36.75	\$29.35	\$33.88	
<b>Distance from Cooperative in miles</b>		0.05	0.05	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01272-0040	4-01283-0048	4-01273-0034	
<b>Address</b>	72 37 AVENUE	37 72 STREET	35 74 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	60	59	
<b>Year Built</b>	1937	1927	1958	
<b>Gross SqFt</b>	58,020	61,830	55,000	
<b>Estimated Gross Income</b>	\$697,400	\$710,185	\$690,359	
<b>Gross Income per SqFt</b>	\$12.02	\$11.49	\$12.55	
<b>Estimated Expense</b>	\$313,888	\$309,728	\$319,205	
<b>Expense SqFt</b>	\$5.41	\$5.01	\$5.80	
<b>Net Operating Income</b>	\$383,512	\$400,457	\$371,154	
<b>Full Market Value</b>	\$2,275,000	\$2,069,000	\$2,287,000	
<b>Market Value per SqFt</b>	\$39.21	\$33.46	\$41.58	
<b>Distance from Cooperative in miles</b>		0.12	0.05	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01274-0020	4-01249-0033	4-01450-0001	
<b>Address</b>	35 75 STREET	76 34 AVENUE	89 34 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	210	83	108	
<b>Year Built</b>	1951	1937	1928	
<b>Gross SqFt</b>	172,362	100,890	97,410	
<b>Estimated Gross Income</b>	\$2,221,746	\$1,302,380	\$1,253,092	
<b>Gross Income per SqFt</b>	\$12.89	\$12.91	\$12.86	
<b>Estimated Expense</b>	\$932,478	\$438,210	\$631,459	
<b>Expense SqFt</b>	\$5.41	\$4.34	\$6.48	
<b>Net Operating Income</b>	\$1,289,268	\$864,170	\$621,633	
<b>Full Market Value</b>	\$8,223,000	\$5,513,000	\$3,961,000	
<b>Market Value per SqFt</b>	\$47.71	\$54.64	\$40.66	
<b>Distance from Cooperative in miles</b>		0.29	0.75	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01275-0020	4-01261-0035	4-01278-0001	
<b>Address</b>	35 76 STREET	74 35 AVENUE	78 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	151	96	84	
<b>Year Built</b>	1940	1935	1938	
<b>Gross SqFt</b>	108,000	97,170	103,200	
<b>Estimated Gross Income</b>	\$1,237,680	\$1,231,106	\$1,056,484	
<b>Gross Income per SqFt</b>	\$11.46	\$12.67	\$10.24	
<b>Estimated Expense</b>	\$599,400	\$549,579	\$560,887	
<b>Expense SqFt</b>	\$5.55	\$5.66	\$5.43	
<b>Net Operating Income</b>	\$638,280	\$681,527	\$495,597	
<b>Full Market Value</b>	\$3,891,000	\$4,320,000	\$2,421,000	
<b>Market Value per SqFt</b>	\$36.03	\$44.46	\$23.46	
<b>Distance from Cooperative in miles</b>		0.15	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01275-0045	4-01273-0021	4-01458-0046	
<b>Address</b>	35 75 STREET	35 74 STREET	35 84 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	114	96	108	
<b>Year Built</b>	1941	1936	1940	
<b>Gross SqFt</b>	104,500	108,732	117,294	
<b>Estimated Gross Income</b>	\$1,227,875	\$1,225,943	\$1,434,434	
<b>Gross Income per SqFt</b>	\$11.75	\$11.27	\$12.23	
<b>Estimated Expense</b>	\$595,650	\$625,231	\$661,231	
<b>Expense SqFt</b>	\$5.70	\$5.75	\$5.64	
<b>Net Operating Income</b>	\$632,225	\$600,712	\$773,203	
<b>Full Market Value</b>	\$3,893,000	\$3,037,000	\$4,837,000	
<b>Market Value per SqFt</b>	\$37.25	\$27.93	\$41.24	
<b>Distance from Cooperative in miles</b>		0.10	0.44	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0001	4-01275-0001	4-01279-0001	
<b>Address</b>	76 35 AVENUE	75 35 AVENUE	79 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	82	96	96	
<b>Year Built</b>	1940	1950	1950	
<b>Gross SqFt</b>	77,688	95,000	95,000	
<b>Estimated Gross Income</b>	\$886,420	\$1,077,271	\$1,090,192	
<b>Gross Income per SqFt</b>	\$11.41	\$11.34	\$11.48	
<b>Estimated Expense</b>	\$467,682	\$561,123	\$581,739	
<b>Expense SqFt</b>	\$6.02	\$5.91	\$6.12	
<b>Net Operating Income</b>	\$418,738	\$516,148	\$508,453	
<b>Full Market Value</b>	\$2,549,000	\$3,065,000	\$3,102,000	
<b>Market Value per SqFt</b>	\$32.81	\$32.26	\$32.65	
<b>Distance from Cooperative in miles</b>		0.05	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0012	4-01487-0061	4-01291-0030	4-01291-0034
<b>Address</b>	35 77 STREET	40 76 STREET	37 81 STREET	37 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1921	1927	1926	1926
<b>Gross SqFt</b>	13,371	9,740	10,160	10,160
<b>Estimated Gross Income</b>	\$205,379	\$147,956	\$156,032	\$164,447
<b>Gross Income per SqFt</b>	\$15.36	\$15.19	\$15.36	\$16.19
<b>Estimated Expense</b>	\$73,674	\$51,876	\$55,964	\$62,970
<b>Expense SqFt</b>	\$5.51	\$5.33	\$5.51	\$6.20
<b>Net Operating Income</b>	\$131,705	\$96,080	\$100,068	\$101,477
<b>Full Market Value</b>	\$890,000	\$647,000	\$588,000	\$668,000
<b>Market Value per SqFt</b>	\$66.56	\$66.43	\$57.87	\$65.75
<b>Distance from Cooperative in miles</b>		0.27	0.24	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0015	4-01494-0060	4-01299-0039	4-01268-0006
<b>Address</b>	35 77 STREET	41 75 STREET	40 68 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	WOODSIDE	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	20	13	20
<b>Year Built</b>	1921	1927	1925	1914
<b>Gross SqFt</b>	15,006	13,350	11,616	19,010
<b>Estimated Gross Income</b>	\$181,272	\$162,954	\$140,279	\$209,110
<b>Gross Income per SqFt</b>	\$12.08	\$12.21	\$12.08	\$11.00
<b>Estimated Expense</b>	\$92,437	\$69,666	\$71,542	\$81,913
<b>Expense SqFt</b>	\$6.16	\$5.22	\$6.16	\$4.31
<b>Net Operating Income</b>	\$88,835	\$93,288	\$68,737	\$127,197
<b>Full Market Value</b>	\$518,000	\$542,000	\$428,000	\$452,000
<b>Market Value per SqFt</b>	\$34.52	\$40.60	\$36.85	\$23.78
<b>Distance from Cooperative in miles</b>		0.42	0.53	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0019	4-01494-0060	4-01268-0006	4-01299-0039
<b>Address</b>	35 77 STREET	41 75 STREET	81 34 AVENUE	40 68 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	WOODSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	20	20	13
<b>Year Built</b>	1921	1927	1914	1925
<b>Gross SqFt</b>	13,289	13,350	19,010	11,616
<b>Estimated Gross Income</b>	\$160,531	\$162,954	\$209,110	\$140,279
<b>Gross Income per SqFt</b>	\$12.08	\$12.21	\$11.00	\$12.08
<b>Estimated Expense</b>	\$81,860	\$69,666	\$81,913	\$71,542
<b>Expense SqFt</b>	\$6.16	\$5.22	\$4.31	\$6.16
<b>Net Operating Income</b>	\$78,671	\$93,288	\$127,197	\$68,737
<b>Full Market Value</b>	\$447,000	\$542,000	\$452,000	\$428,000
<b>Market Value per SqFt</b>	\$33.64	\$40.60	\$23.78	\$36.85
<b>Distance from Cooperative in miles</b>		0.42	0.28	0.53

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0022	4-01494-0060	4-01299-0039	4-01268-0006
<b>Address</b>	35 77 STREET	41 75 STREET	40 68 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	WOODSIDE	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	20	13	20
<b>Year Built</b>	1921	1927	1925	1914
<b>Gross SqFt</b>	15,806	13,350	11,616	19,010
<b>Estimated Gross Income</b>	\$190,936	\$162,954	\$140,279	\$209,110
<b>Gross Income per SqFt</b>	\$12.08	\$12.21	\$12.08	\$11.00
<b>Estimated Expense</b>	\$97,365	\$69,666	\$71,542	\$81,913
<b>Expense SqFt</b>	\$6.16	\$5.22	\$6.16	\$4.31
<b>Net Operating Income</b>	\$93,571	\$93,288	\$68,737	\$127,197
<b>Full Market Value</b>	\$531,000	\$542,000	\$428,000	\$452,000
<b>Market Value per SqFt</b>	\$33.59	\$40.60	\$36.85	\$23.78
<b>Distance from Cooperative in miles</b>		0.42	0.53	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0050	4-01494-0060	4-01299-0039	4-01268-0006
<b>Address</b>	35 76 STREET	41 75 STREET	40 68 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	WOODSIDE	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	20	13	20
<b>Year Built</b>	1921	1927	1925	1914
<b>Gross SqFt</b>	13,371	13,350	11,616	19,010
<b>Estimated Gross Income</b>	\$161,522	\$162,954	\$140,279	\$209,110
<b>Gross Income per SqFt</b>	\$12.08	\$12.21	\$12.08	\$11.00
<b>Estimated Expense</b>	\$82,365	\$69,666	\$71,542	\$81,913
<b>Expense SqFt</b>	\$6.16	\$5.22	\$6.16	\$4.31
<b>Net Operating Income</b>	\$79,157	\$93,288	\$68,737	\$127,197
<b>Full Market Value</b>	\$449,000	\$542,000	\$428,000	\$452,000
<b>Market Value per SqFt</b>	\$33.58	\$40.60	\$36.85	\$23.78
<b>Distance from Cooperative in miles</b>		0.42	0.53	0.28

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01276-0053	4-01431-0032	4-01286-0027	4-01494-0060
<b>Address</b>	35 76 STREET	83 34 AVENUE	37 75 STREET	41 75 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	27	20
<b>Year Built</b>	1921	1928	1923	1927
<b>Gross SqFt</b>	15,006	13,600	17,080	13,350
<b>Estimated Gross Income</b>	\$199,280	\$186,691	\$226,855	\$162,954
<b>Gross Income per SqFt</b>	\$13.28	\$13.73	\$13.28	\$12.21
<b>Estimated Expense</b>	\$86,735	\$83,402	\$98,641	\$69,666
<b>Expense SqFt</b>	\$5.78	\$6.13	\$5.78	\$5.22
<b>Net Operating Income</b>	\$112,545	\$103,289	\$128,214	\$93,288
<b>Full Market Value</b>	\$725,000	\$674,000	\$826,000	\$542,000
<b>Market Value per SqFt</b>	\$48.31	\$49.56	\$48.36	\$40.60
<b>Distance from Cooperative in miles</b>		0.44	0.14	0.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01277-0001	4-01273-0021	4-01457-0056	
<b>Address</b>	77 35 AVENUE	35 74 STREET	35 83 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	84	96	72	
<b>Year Built</b>	1937	1936	1930	
<b>Gross SqFt</b>	101,856	108,732	78,378	
<b>Estimated Gross Income</b>	\$1,101,063	\$1,225,943	\$811,248	
<b>Gross Income per SqFt</b>	\$10.81	\$11.27	\$10.35	
<b>Estimated Expense</b>	\$506,224	\$625,231	\$327,987	
<b>Expense SqFt</b>	\$4.97	\$5.75	\$4.18	
<b>Net Operating Income</b>	\$594,839	\$600,712	\$483,261	
<b>Full Market Value</b>	\$3,541,000	\$3,037,000	\$2,105,000	
<b>Market Value per SqFt</b>	\$34.76	\$27.93	\$26.86	
<b>Distance from Cooperative in miles</b>		0.20	0.30	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01277-0012	4-01458-0046	4-01437-0032	
<b>Address</b>	35 78 STREET	35 84 STREET	89 34 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	108	108	132	
<b>Year Built</b>	1938	1940	1930	
<b>Gross SqFt</b>	112,295	117,294	90,000	
<b>Estimated Gross Income</b>	\$1,332,942	\$1,434,434	\$1,035,000	
<b>Gross Income per SqFt</b>	\$11.87	\$12.23	\$11.50	
<b>Estimated Expense</b>	\$672,647	\$661,231	\$569,250	
<b>Expense SqFt</b>	\$5.99	\$5.64	\$6.33	
<b>Net Operating Income</b>	\$660,295	\$773,203	\$465,750	
<b>Full Market Value</b>	\$4,083,000	\$4,837,000	\$2,843,000	
<b>Market Value per SqFt</b>	\$36.36	\$41.24	\$31.59	
<b>Distance from Cooperative in miles</b>		0.35	0.65	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01277-0050	4-01283-0048	4-01260-0035	4-01445-0001
<b>Address</b>	35 77 STREET	37 72 STREET	34 74 STREET	84 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	53	60	55	72
<b>Year Built</b>	1937	1927	1934	1951
<b>Gross SqFt</b>	65,628	61,830	52,122	59,778
<b>Estimated Gross Income</b>	\$786,880	\$710,185	\$679,171	\$716,483
<b>Gross Income per SqFt</b>	\$11.99	\$11.49	\$13.03	\$11.99
<b>Estimated Expense</b>	\$343,234	\$309,728	\$303,326	\$312,865
<b>Expense SqFt</b>	\$5.23	\$5.01	\$5.82	\$5.23
<b>Net Operating Income</b>	\$443,646	\$400,457	\$375,845	\$403,618
<b>Full Market Value</b>	\$2,552,000	\$2,069,000	\$2,407,000	\$1,996,000
<b>Market Value per SqFt</b>	\$38.89	\$33.46	\$46.18	\$33.39
<b>Distance from Cooperative in miles</b>		0.29	0.24	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01277-0058	4-01278-0001	4-01273-0021	4-01458-0046
<b>Address</b>	35 77 STREET	78 35 AVENUE	35 74 STREET	35 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	84	96	108
<b>Year Built</b>	1937	1938	1936	1940
<b>Gross SqFt</b>	115,600	103,200	108,732	117,294
<b>Estimated Gross Income</b>	\$1,302,812	\$1,056,484	\$1,225,943	\$1,434,434
<b>Gross Income per SqFt</b>	\$11.27	\$10.24	\$11.27	\$12.23
<b>Estimated Expense</b>	\$664,700	\$560,887	\$625,231	\$661,231
<b>Expense SqFt</b>	\$5.75	\$5.43	\$5.75	\$5.64
<b>Net Operating Income</b>	\$638,112	\$495,597	\$600,712	\$773,203
<b>Full Market Value</b>	\$3,865,000	\$2,421,000	\$3,037,000	\$4,837,000
<b>Market Value per SqFt</b>	\$33.43	\$23.46	\$27.93	\$41.24
<b>Distance from Cooperative in miles</b>		0.05	0.20	0.35

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0014	4-01286-0027	4-01291-0025	
<b>Address</b>	35 79 STREET	37 75 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	15	27	32	
<b>Year Built</b>	1920	1923	1925	
<b>Gross SqFt</b>	18,730	17,080	27,200	
<b>Estimated Gross Income</b>	\$257,538	\$226,855	\$386,531	
<b>Gross Income per SqFt</b>	\$13.75	\$13.28	\$14.21	
<b>Estimated Expense</b>	\$110,694	\$98,641	\$163,913	
<b>Expense SqFt</b>	\$5.91	\$5.78	\$6.03	
<b>Net Operating Income</b>	\$146,844	\$128,214	\$222,618	
<b>Full Market Value</b>	\$934,000	\$826,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$49.87	\$48.36	\$53.97	
<b>Distance from Cooperative in miles</b>		0.20	0.17	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0018	4-01286-0027	4-01291-0025	
<b>Address</b>	35 79 STREET	37 75 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	27	32	
<b>Year Built</b>	1920	1923	1925	
<b>Gross SqFt</b>	18,535	17,080	27,200	
<b>Estimated Gross Income</b>	\$254,856	\$226,855	\$386,531	
<b>Gross Income per SqFt</b>	\$13.75	\$13.28	\$14.21	
<b>Estimated Expense</b>	\$109,542	\$98,641	\$163,913	
<b>Expense SqFt</b>	\$5.91	\$5.78	\$6.03	
<b>Net Operating Income</b>	\$145,314	\$128,214	\$222,618	
<b>Full Market Value</b>	\$948,000	\$826,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$51.15	\$48.36	\$53.97	
<b>Distance from Cooperative in miles</b>		0.20	0.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0023	4-01286-0027	4-01291-0025	
<b>Address</b>	35 79 STREET	37 75 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	27	32	
<b>Year Built</b>	1920	1923	1925	
<b>Gross SqFt</b>	18,595	17,080	27,200	
<b>Estimated Gross Income</b>	\$255,681	\$226,855	\$386,531	
<b>Gross Income per SqFt</b>	\$13.75	\$13.28	\$14.21	
<b>Estimated Expense</b>	\$109,896	\$98,641	\$163,913	
<b>Expense SqFt</b>	\$5.91	\$5.78	\$6.03	
<b>Net Operating Income</b>	\$145,785	\$128,214	\$222,618	
<b>Full Market Value</b>	\$926,000	\$826,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$49.80	\$48.36	\$53.97	
<b>Distance from Cooperative in miles</b>		0.20	0.17	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0027	4-01286-0027	4-01291-0025	
<b>Address</b>	35 79 STREET	37 75 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	27	32	
<b>Year Built</b>	1920	1923	1925	
<b>Gross SqFt</b>	18,535	17,080	27,200	
<b>Estimated Gross Income</b>	\$254,856	\$226,855	\$386,531	
<b>Gross Income per SqFt</b>	\$13.75	\$13.28	\$14.21	
<b>Estimated Expense</b>	\$109,542	\$98,641	\$163,913	
<b>Expense SqFt</b>	\$5.91	\$5.78	\$6.03	
<b>Net Operating Income</b>	\$145,314	\$128,214	\$222,618	
<b>Full Market Value</b>	\$883,000	\$826,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$47.64	\$48.36	\$53.97	
<b>Distance from Cooperative in miles</b>		0.20	0.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0032	4-01291-0060	4-01286-0027	4-01291-0025
<b>Address</b>	35 79 STREET	37 80 STREET	37 75 STREET	37 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	27	27	32
<b>Year Built</b>	1920	1922	1923	1925
<b>Gross SqFt</b>	18,280	20,750	17,080	27,200
<b>Estimated Gross Income</b>	\$259,759	\$326,034	\$226,855	\$386,531
<b>Gross Income per SqFt</b>	\$14.21	\$15.71	\$13.28	\$14.21
<b>Estimated Expense</b>	\$110,228	\$140,452	\$98,641	\$163,913
<b>Expense SqFt</b>	\$6.03	\$6.77	\$5.78	\$6.03
<b>Net Operating Income</b>	\$149,531	\$185,582	\$128,214	\$222,618
<b>Full Market Value</b>	\$986,000	\$1,100,000	\$826,000	\$1,468,000
<b>Market Value per SqFt</b>	\$53.94	\$53.01	\$48.36	\$53.97
<b>Distance from Cooperative in miles</b>		0.17	0.20	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0050	4-01286-0027	4-01268-0006	4-01291-0060
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 80 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	27
<b>Year Built</b>	1920	1923	1914	1922
<b>Gross SqFt</b>	16,500	17,080	19,010	20,750
<b>Estimated Gross Income</b>	\$219,120	\$226,855	\$209,110	\$326,034
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$11.00	\$15.71
<b>Estimated Expense</b>	\$95,370	\$98,641	\$81,913	\$140,452
<b>Expense SqFt</b>	\$5.78	\$5.78	\$4.31	\$6.77
<b>Net Operating Income</b>	\$123,750	\$128,214	\$127,197	\$185,582
<b>Full Market Value</b>	\$798,000	\$826,000	\$452,000	\$1,100,000
<b>Market Value per SqFt</b>	\$48.36	\$48.36	\$23.78	\$53.01
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0054	4-01286-0027	4-01268-0006	4-01291-0060
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 80 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	27
<b>Year Built</b>	1920	1923	1914	1922
<b>Gross SqFt</b>	16,425	17,080	19,010	20,750
<b>Estimated Gross Income</b>	\$218,124	\$226,855	\$209,110	\$326,034
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$11.00	\$15.71
<b>Estimated Expense</b>	\$94,937	\$98,641	\$81,913	\$140,452
<b>Expense SqFt</b>	\$5.78	\$5.78	\$4.31	\$6.77
<b>Net Operating Income</b>	\$123,187	\$128,214	\$127,197	\$185,582
<b>Full Market Value</b>	\$794,000	\$826,000	\$452,000	\$1,100,000
<b>Market Value per SqFt</b>	\$48.34	\$48.36	\$23.78	\$53.01
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0058	4-01286-0027	4-01268-0006	4-01291-0060
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 80 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	27
<b>Year Built</b>	1920	1923	1914	1922
<b>Gross SqFt</b>	16,425	17,080	19,010	20,750
<b>Estimated Gross Income</b>	\$218,124	\$226,855	\$209,110	\$326,034
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$11.00	\$15.71
<b>Estimated Expense</b>	\$94,937	\$98,641	\$81,913	\$140,452
<b>Expense SqFt</b>	\$5.78	\$5.78	\$4.31	\$6.77
<b>Net Operating Income</b>	\$123,187	\$128,214	\$127,197	\$185,582
<b>Full Market Value</b>	\$783,000	\$826,000	\$452,000	\$1,100,000
<b>Market Value per SqFt</b>	\$47.67	\$48.36	\$23.78	\$53.01
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0062	4-01286-0027	4-01268-0006	4-01473-0030
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	16
<b>Year Built</b>	1920	1923	1914	1923
<b>Gross SqFt</b>	16,425	17,080	19,010	10,870
<b>Estimated Gross Income</b>	\$180,675	\$226,855	\$209,110	\$113,011
<b>Gross Income per SqFt</b>	\$11.00	\$13.28	\$11.00	\$10.40
<b>Estimated Expense</b>	\$70,792	\$98,641	\$81,913	\$61,790
<b>Expense SqFt</b>	\$4.31	\$5.78	\$4.31	\$5.68
<b>Net Operating Income</b>	\$109,883	\$128,214	\$127,197	\$51,221
<b>Full Market Value</b>	\$659,000	\$826,000	\$452,000	\$300,000
<b>Market Value per SqFt</b>	\$40.12	\$48.36	\$23.78	\$27.60
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0066	4-01286-0027	4-01268-0006	4-01291-0060
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 80 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	27
<b>Year Built</b>	1920	1923	1914	1922
<b>Gross SqFt</b>	16,425	17,080	19,010	20,750
<b>Estimated Gross Income</b>	\$218,124	\$226,855	\$209,110	\$326,034
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$11.00	\$15.71
<b>Estimated Expense</b>	\$94,937	\$98,641	\$81,913	\$140,452
<b>Expense SqFt</b>	\$5.78	\$5.78	\$4.31	\$6.77
<b>Net Operating Income</b>	\$123,187	\$128,214	\$127,197	\$185,582
<b>Full Market Value</b>	\$794,000	\$826,000	\$452,000	\$1,100,000
<b>Market Value per SqFt</b>	\$48.34	\$48.36	\$23.78	\$53.01
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01278-0070	4-01286-0027	4-01268-0006	4-01291-0060
<b>Address</b>	35 78 STREET	37 75 STREET	81 34 AVENUE	37 80 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	27	20	27
<b>Year Built</b>	1920	1923	1914	1922
<b>Gross SqFt</b>	16,425	17,080	19,010	20,750
<b>Estimated Gross Income</b>	\$218,124	\$226,855	\$209,110	\$326,034
<b>Gross Income per SqFt</b>	\$13.28	\$13.28	\$11.00	\$15.71
<b>Estimated Expense</b>	\$94,937	\$98,641	\$81,913	\$140,452
<b>Expense SqFt</b>	\$5.78	\$5.78	\$4.31	\$6.77
<b>Net Operating Income</b>	\$123,187	\$128,214	\$127,197	\$185,582
<b>Full Market Value</b>	\$794,000	\$826,000	\$452,000	\$1,100,000
<b>Market Value per SqFt</b>	\$48.34	\$48.36	\$23.78	\$53.01
<b>Distance from Cooperative in miles</b>		0.20	0.20	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0012	4-01291-0036	4-01473-0030	4-01286-0027
<b>Address</b>	35 80 STREET	37 81 STREET	37 86 STREET	37 75 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	16	27
<b>Year Built</b>	1917	1926	1923	1923
<b>Gross SqFt</b>	12,948	10,160	10,870	17,080
<b>Estimated Gross Income</b>	\$171,949	\$164,447	\$113,011	\$226,855
<b>Gross Income per SqFt</b>	\$13.28	\$16.19	\$10.40	\$13.28
<b>Estimated Expense</b>	\$74,839	\$63,030	\$61,790	\$98,641
<b>Expense SqFt</b>	\$5.78	\$6.20	\$5.68	\$5.78
<b>Net Operating Income</b>	\$97,110	\$101,417	\$51,221	\$128,214
<b>Full Market Value</b>	\$626,000	\$696,000	\$300,000	\$826,000
<b>Market Value per SqFt</b>	\$48.35	\$68.50	\$27.60	\$48.36
<b>Distance from Cooperative in miles</b>		0.15	0.33	0.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0015	4-01291-0030	4-01286-0027	4-01268-0006
<b>Address</b>	35 80 STREET	37 81 STREET	37 75 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	27	20
<b>Year Built</b>	1917	1926	1923	1914
<b>Gross SqFt</b>	12,948	10,160	17,080	19,010
<b>Estimated Gross Income</b>	\$171,949	\$156,032	\$226,855	\$209,110
<b>Gross Income per SqFt</b>	\$13.28	\$15.36	\$13.28	\$11.00
<b>Estimated Expense</b>	\$74,839	\$55,964	\$98,641	\$81,913
<b>Expense SqFt</b>	\$5.78	\$5.51	\$5.78	\$4.31
<b>Net Operating Income</b>	\$97,110	\$100,068	\$128,214	\$127,197
<b>Full Market Value</b>	\$626,000	\$588,000	\$826,000	\$452,000
<b>Market Value per SqFt</b>	\$48.35	\$57.87	\$48.36	\$23.78
<b>Distance from Cooperative in miles</b>		0.15	0.24	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0018	4-01291-0030	4-01286-0027	4-01268-0006
<b>Address</b>	35 80 STREET	37 81 STREET	37 75 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	27	20
<b>Year Built</b>	1917	1926	1923	1914
<b>Gross SqFt</b>	12,948	10,160	17,080	19,010
<b>Estimated Gross Income</b>	\$171,949	\$156,032	\$226,855	\$209,110
<b>Gross Income per SqFt</b>	\$13.28	\$15.36	\$13.28	\$11.00
<b>Estimated Expense</b>	\$74,839	\$55,964	\$98,641	\$81,913
<b>Expense SqFt</b>	\$5.78	\$5.51	\$5.78	\$4.31
<b>Net Operating Income</b>	\$97,110	\$100,068	\$128,214	\$127,197
<b>Full Market Value</b>	\$626,000	\$588,000	\$826,000	\$452,000
<b>Market Value per SqFt</b>	\$48.35	\$57.87	\$48.36	\$23.78
<b>Distance from Cooperative in miles</b>		0.15	0.24	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0021	4-01291-0030	4-01268-0006	4-01286-0027
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	37 75 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	20	27
<b>Year Built</b>	1917	1926	1914	1923
<b>Gross SqFt</b>	12,948	10,160	19,010	17,080
<b>Estimated Gross Income</b>	\$171,949	\$156,032	\$209,110	\$226,855
<b>Gross Income per SqFt</b>	\$13.28	\$15.36	\$11.00	\$13.28
<b>Estimated Expense</b>	\$74,839	\$55,964	\$81,913	\$98,641
<b>Expense SqFt</b>	\$5.78	\$5.51	\$4.31	\$5.78
<b>Net Operating Income</b>	\$97,110	\$100,068	\$127,197	\$128,214
<b>Full Market Value</b>	\$626,000	\$588,000	\$452,000	\$826,000
<b>Market Value per SqFt</b>	\$48.35	\$57.87	\$23.78	\$48.36
<b>Distance from Cooperative in miles</b>		0.15	0.17	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0024	4-01291-0030	4-01268-0006	4-01286-0027
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	37 75 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	27
<b>Year Built</b>	1917	1926	1914	1923
<b>Gross SqFt</b>	13,748	10,160	19,010	17,080
<b>Estimated Gross Income</b>	\$182,573	\$156,032	\$209,110	\$226,855
<b>Gross Income per SqFt</b>	\$13.28	\$15.36	\$11.00	\$13.28
<b>Estimated Expense</b>	\$79,463	\$55,964	\$81,913	\$98,641
<b>Expense SqFt</b>	\$5.78	\$5.51	\$4.31	\$5.78
<b>Net Operating Income</b>	\$103,110	\$100,068	\$127,197	\$128,214
<b>Full Market Value</b>	\$665,000	\$588,000	\$452,000	\$826,000
<b>Market Value per SqFt</b>	\$48.37	\$57.87	\$23.78	\$48.36
<b>Distance from Cooperative in miles</b>		0.15	0.17	0.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0027	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	14,548	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$199,744	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$89,179	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$110,565	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$721,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.56	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.15	0.17	0.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0030	4-01291-0030	4-01268-0006	4-01286-0027
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	37 75 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	27
<b>Year Built</b>	1917	1926	1914	1923
<b>Gross SqFt</b>	13,748	10,160	19,010	17,080
<b>Estimated Gross Income</b>	\$182,573	\$156,032	\$209,110	\$226,855
<b>Gross Income per SqFt</b>	\$13.28	\$15.36	\$11.00	\$13.28
<b>Estimated Expense</b>	\$79,463	\$55,964	\$81,913	\$98,641
<b>Expense SqFt</b>	\$5.78	\$5.51	\$4.31	\$5.78
<b>Net Operating Income</b>	\$103,110	\$100,068	\$127,197	\$128,214
<b>Full Market Value</b>	\$665,000	\$588,000	\$452,000	\$826,000
<b>Market Value per SqFt</b>	\$48.37	\$57.87	\$23.78	\$48.36
<b>Distance from Cooperative in miles</b>		0.15	0.17	0.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0046	4-01279-0001	4-01251-0030	4-01275-0001
<b>Address</b>	35 79 STREET	79 35 AVENUE	78 34 AVENUE	75 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	96	96	96
<b>Year Built</b>	1939	1950	1950	1950
<b>Gross SqFt</b>	81,000	95,000	90,950	95,000
<b>Estimated Gross Income</b>	\$929,880	\$1,090,192	\$1,166,646	\$1,077,271
<b>Gross Income per SqFt</b>	\$11.48	\$11.48	\$12.83	\$11.34
<b>Estimated Expense</b>	\$495,720	\$581,739	\$407,890	\$561,123
<b>Expense SqFt</b>	\$6.12	\$6.12	\$4.48	\$5.91
<b>Net Operating Income</b>	\$434,160	\$508,453	\$758,756	\$516,148
<b>Full Market Value</b>	\$2,649,000	\$3,102,000	\$4,830,000	\$3,065,000
<b>Market Value per SqFt</b>	\$32.70	\$32.65	\$53.11	\$32.26
<b>Distance from Cooperative in miles</b>		0.00	0.27	0.20

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01279-0058	4-01275-0001	4-01445-0001	
<b>Address</b>	35 79 STREET	75 35 AVENUE	84 34 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	82	96	72	
<b>Year Built</b>	1948	1950	1951	
<b>Gross SqFt</b>	70,000	95,000	59,778	
<b>Estimated Gross Income</b>	\$816,900	\$1,077,271	\$716,483	
<b>Gross Income per SqFt</b>	\$11.67	\$11.34	\$11.99	
<b>Estimated Expense</b>	\$389,900	\$561,123	\$312,865	
<b>Expense SqFt</b>	\$5.57	\$5.91	\$5.23	
<b>Net Operating Income</b>	\$427,000	\$516,148	\$403,618	
<b>Full Market Value</b>	\$2,622,000	\$3,065,000	\$1,996,000	
<b>Market Value per SqFt</b>	\$37.46	\$32.26	\$33.39	
<b>Distance from Cooperative in miles</b>		0.20	0.28	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0048	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	13,470	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$184,943	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$82,571	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$102,372	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$667,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.52	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0051	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	13,420	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$184,257	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$82,265	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$101,992	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$639,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$47.62	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0054	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	13,420	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$184,257	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$82,265	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$101,992	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$665,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.55	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0057	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	12,620	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$173,273	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$77,361	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$95,912	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$625,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.52	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0060	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	12,620	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$173,273	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$77,361	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$95,912	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$625,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.52	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0063	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	12,620	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$173,273	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$77,361	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$95,912	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$625,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$49.52	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01280-0066	4-01291-0030	4-01268-0006	4-01431-0032
<b>Address</b>	35 80 STREET	37 81 STREET	81 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	16	20	16
<b>Year Built</b>	1917	1926	1914	1928
<b>Gross SqFt</b>	12,620	10,160	19,010	13,600
<b>Estimated Gross Income</b>	\$173,273	\$156,032	\$209,110	\$186,691
<b>Gross Income per SqFt</b>	\$13.73	\$15.36	\$11.00	\$13.73
<b>Estimated Expense</b>	\$77,361	\$55,964	\$81,913	\$83,402
<b>Expense SqFt</b>	\$6.13	\$5.51	\$4.31	\$6.13
<b>Net Operating Income</b>	\$95,912	\$100,068	\$127,197	\$103,289
<b>Full Market Value</b>	\$602,000	\$588,000	\$452,000	\$674,000
<b>Market Value per SqFt</b>	\$47.70	\$57.87	\$23.78	\$49.56
<b>Distance from Cooperative in miles</b>		0.14	0.15	0.31

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0013	4-01268-0010	4-01291-0025	
<b>Address</b>	35 82 STREET	34 82 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	24	32	
<b>Year Built</b>	1917	1912	1925	
<b>Gross SqFt</b>	18,985	22,860	27,200	
<b>Estimated Gross Income</b>	\$239,401	\$251,460	\$386,531	
<b>Gross Income per SqFt</b>	\$12.61	\$11.00	\$14.21	
<b>Estimated Expense</b>	\$106,886	\$119,454	\$163,913	
<b>Expense SqFt</b>	\$5.63	\$5.23	\$6.03	
<b>Net Operating Income</b>	\$132,515	\$132,006	\$222,618	
<b>Full Market Value</b>	\$838,000	\$570,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$44.14	\$24.93	\$53.97	
<b>Distance from Cooperative in miles</b>		0.14	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0017	4-01268-0010	4-01291-0025	
<b>Address</b>	35 82 STREET	34 82 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	24	32	
<b>Year Built</b>	1917	1912	1925	
<b>Gross SqFt</b>	18,985	22,860	27,200	
<b>Estimated Gross Income</b>	\$239,401	\$251,460	\$386,531	
<b>Gross Income per SqFt</b>	\$12.61	\$11.00	\$14.21	
<b>Estimated Expense</b>	\$106,886	\$119,454	\$163,913	
<b>Expense SqFt</b>	\$5.63	\$5.23	\$6.03	
<b>Net Operating Income</b>	\$132,515	\$132,006	\$222,618	
<b>Full Market Value</b>	\$838,000	\$570,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$44.14	\$24.93	\$53.97	
<b>Distance from Cooperative in miles</b>		0.14	0.15	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0018	4-01268-0010	4-01291-0025	
<b>Address</b>	35 82 STREET	34 82 STREET	37 81 STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	24	32	
<b>Year Built</b>	1916	1912	1925	
<b>Gross SqFt</b>	18,985	22,860	27,200	
<b>Estimated Gross Income</b>	\$239,401	\$251,460	\$386,531	
<b>Gross Income per SqFt</b>	\$12.61	\$11.00	\$14.21	
<b>Estimated Expense</b>	\$106,886	\$119,454	\$163,913	
<b>Expense SqFt</b>	\$5.63	\$5.23	\$6.03	
<b>Net Operating Income</b>	\$132,515	\$132,006	\$222,618	
<b>Full Market Value</b>	\$838,000	\$570,000	\$1,468,000	
<b>Market Value per SqFt</b>	\$44.14	\$24.93	\$53.97	
<b>Distance from Cooperative in miles</b>		0.14	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0024	4-01268-0006	4-01268-0010	4-01291-0025
<b>Address</b>	35 82 STREET	81 34 AVENUE	34 82 STREET	37 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	20	24	32
<b>Year Built</b>	1916	1914	1912	1925
<b>Gross SqFt</b>	18,985	19,010	22,860	27,200
<b>Estimated Gross Income</b>	\$208,835	\$209,110	\$251,460	\$386,531
<b>Gross Income per SqFt</b>	\$11.00	\$11.00	\$11.00	\$14.21
<b>Estimated Expense</b>	\$99,292	\$81,913	\$119,454	\$163,913
<b>Expense SqFt</b>	\$5.23	\$4.31	\$5.23	\$6.03
<b>Net Operating Income</b>	\$109,543	\$127,197	\$132,006	\$222,618
<b>Full Market Value</b>	\$654,000	\$452,000	\$570,000	\$1,468,000
<b>Market Value per SqFt</b>	\$34.45	\$23.78	\$24.93	\$53.97
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0025	4-01457-0056	4-01445-0001	
<b>Address</b>	35 82 STREET	35 83 STREET	84 34 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	64	72	72	
<b>Year Built</b>	1936	1930	1951	
<b>Gross SqFt</b>	68,406	78,378	59,778	
<b>Estimated Gross Income</b>	\$764,095	\$811,248	\$716,483	
<b>Gross Income per SqFt</b>	\$11.17	\$10.35	\$11.99	
<b>Estimated Expense</b>	\$322,192	\$327,987	\$312,865	
<b>Expense SqFt</b>	\$4.71	\$4.18	\$5.23	
<b>Net Operating Income</b>	\$441,903	\$483,261	\$403,618	
<b>Full Market Value</b>	\$2,666,000	\$2,105,000	\$1,996,000	
<b>Market Value per SqFt</b>	\$38.97	\$26.86	\$33.39	
<b>Distance from Cooperative in miles</b>		0.10	0.20	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0033	4-01461-0001	4-01455-0060	
<b>Address</b>	35 82 STREET	87 35 AVENUE	94 34 ROAD	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	34	48	43	
<b>Year Built</b>	1937	1937	1928	
<b>Gross SqFt</b>	32,886	50,700	41,712	
<b>Estimated Gross Income</b>	\$396,934	\$647,575	\$474,222	
<b>Gross Income per SqFt</b>	\$12.07	\$12.77	\$11.37	
<b>Estimated Expense</b>	\$173,967	\$248,417	\$236,512	
<b>Expense SqFt</b>	\$5.29	\$4.90	\$5.67	
<b>Net Operating Income</b>	\$222,967	\$399,158	\$237,710	
<b>Full Market Value</b>	\$1,259,000	\$2,069,000	\$1,445,000	
<b>Market Value per SqFt</b>	\$38.28	\$40.81	\$34.64	
<b>Distance from Cooperative in miles</b>		0.30	0.67	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0054	4-01445-0001	4-01570-0001	4-01260-0035
<b>Address</b>	35 81 STREET	84 34 AVENUE	88 WHITNEY AVENUE	34 74 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	59	72	60	55
<b>Year Built</b>	1937	1951	1939	1934
<b>Gross SqFt</b>	59,628	59,778	55,553	52,122
<b>Estimated Gross Income</b>	\$751,909	\$716,483	\$700,595	\$679,171
<b>Gross Income per SqFt</b>	\$12.61	\$11.99	\$12.61	\$13.03
<b>Estimated Expense</b>	\$413,818	\$312,865	\$385,327	\$303,326
<b>Expense SqFt</b>	\$6.94	\$5.23	\$6.94	\$5.82
<b>Net Operating Income</b>	\$338,091	\$403,618	\$315,268	\$375,845
<b>Full Market Value</b>	\$2,139,000	\$1,996,000	\$1,948,000	\$2,407,000
<b>Market Value per SqFt</b>	\$35.87	\$33.39	\$35.07	\$46.18
<b>Distance from Cooperative in miles</b>		0.20	0.68	0.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01281-0065	4-01275-0001	4-01261-0035	4-01556-0024
<b>Address</b>	35 81 STREET	75 35 AVENUE	74 35 AVENUE	41 GLEANE STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	65	96	96	66
<b>Year Built</b>	1930	1950	1935	1940
<b>Gross SqFt</b>	79,164	95,000	97,170	72,400
<b>Estimated Gross Income</b>	\$934,135	\$1,077,271	\$1,231,106	\$854,241
<b>Gross Income per SqFt</b>	\$11.80	\$11.34	\$12.67	\$11.80
<b>Estimated Expense</b>	\$476,567	\$561,123	\$549,579	\$435,663
<b>Expense SqFt</b>	\$6.02	\$5.91	\$5.66	\$6.02
<b>Net Operating Income</b>	\$457,568	\$516,148	\$681,527	\$418,578
<b>Full Market Value</b>	\$2,823,000	\$3,065,000	\$4,320,000	\$2,541,000
<b>Market Value per SqFt</b>	\$35.66	\$32.26	\$44.46	\$35.10
<b>Distance from Cooperative in miles</b>		0.30	0.37	0.57

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01282-0175	4-01275-0001	4-01271-0071	
<b>Address</b>	70 BROADWAY	75 35 AVENUE	35 LEVERICH STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	135	96	78	
<b>Year Built</b>	1927	1950	1956	
<b>Gross SqFt</b>	110,000	95,000	83,272	
<b>Estimated Gross Income</b>	\$1,254,000	\$1,077,271	\$953,258	
<b>Gross Income per SqFt</b>	\$11.40	\$11.34	\$11.45	
<b>Estimated Expense</b>	\$600,600	\$561,123	\$416,159	
<b>Expense SqFt</b>	\$5.46	\$5.91	\$5.00	
<b>Net Operating Income</b>	\$653,400	\$516,148	\$537,099	
<b>Full Market Value</b>	\$3,976,000	\$3,065,000	\$2,444,000	
<b>Market Value per SqFt</b>	\$36.15	\$32.26	\$29.35	
<b>Distance from Cooperative in miles</b>		0.25	0.10	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01283-0016	4-01262-0034	4-01283-0048	4-01307-0023
<b>Address</b>	37 73 STREET	75 35 AVENUE	37 72 STREET	67 41 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	WOODSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	87	66	60	90
<b>Year Built</b>	1962	1930	1927	1964
<b>Gross SqFt</b>	72,868	75,648	61,830	69,212
<b>Estimated Gross Income</b>	\$1,046,384	\$1,086,114	\$710,185	\$1,171,235
<b>Gross Income per SqFt</b>	\$14.36	\$14.36	\$11.49	\$16.92
<b>Estimated Expense</b>	\$432,107	\$448,593	\$309,728	\$491,919
<b>Expense SqFt</b>	\$5.93	\$5.93	\$5.01	\$7.11
<b>Net Operating Income</b>	\$614,277	\$637,521	\$400,457	\$679,316
<b>Full Market Value</b>	\$4,065,000	\$4,219,000	\$2,069,000	\$4,716,000
<b>Market Value per SqFt</b>	\$55.79	\$55.77	\$33.46	\$68.14
<b>Distance from Cooperative in miles</b>		0.31	0.00	0.36

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01284-0015	4-01263-0044	4-01273-0001	
<b>Address</b>	37 73 STREET	34 35 AVENUE	73 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	159	122	198	
<b>Year Built</b>	1962	1949	1940	
<b>Gross SqFt</b>	160,573	124,600	194,450	
<b>Estimated Gross Income</b>	\$2,366,846	\$1,780,420	\$2,952,600	
<b>Gross Income per SqFt</b>	\$14.74	\$14.29	\$15.18	
<b>Estimated Expense</b>	\$1,014,821	\$756,753	\$1,275,634	
<b>Expense SqFt</b>	\$6.32	\$6.07	\$6.56	
<b>Net Operating Income</b>	\$1,352,025	\$1,023,667	\$1,676,966	
<b>Full Market Value</b>	\$9,020,000	\$6,764,000	\$11,292,000	
<b>Market Value per SqFt</b>	\$56.17	\$54.29	\$58.07	
<b>Distance from Cooperative in miles</b>		0.31	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01290-0013	4-01456-0046	4-01292-0056	4-01559-0007
<b>Address</b>	37 80 STREET	35 82 STREET	37 81 STREET	85 ELMHURST AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	44	47	59	53
<b>Year Built</b>	1921	1938	1926	1940
<b>Gross SqFt</b>	56,840	46,854	57,920	47,846
<b>Estimated Gross Income</b>	\$786,097	\$675,925	\$801,192	\$565,173
<b>Gross Income per SqFt</b>	\$13.83	\$14.43	\$13.83	\$11.81
<b>Estimated Expense</b>	\$369,460	\$270,175	\$376,191	\$277,940
<b>Expense SqFt</b>	\$6.50	\$5.77	\$6.50	\$5.81
<b>Net Operating Income</b>	\$416,637	\$405,750	\$425,001	\$287,233
<b>Full Market Value</b>	\$2,723,000	\$2,688,000	\$2,777,000	\$1,772,000
<b>Market Value per SqFt</b>	\$47.91	\$57.37	\$47.95	\$37.04
<b>Distance from Cooperative in miles</b>		0.21	0.10	0.55

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01291-0012	4-01283-0048	4-01507-0054	
<b>Address</b>	37 81 STREET	37 72 STREET	41 JUDGE STREET	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	83	60	66	
<b>Year Built</b>	1925	1927	1941	
<b>Gross SqFt</b>	67,468	61,830	74,000	
<b>Estimated Gross Income</b>	\$771,159	\$710,185	\$841,633	
<b>Gross Income per SqFt</b>	\$11.43	\$11.49	\$11.37	
<b>Estimated Expense</b>	\$376,471	\$309,728	\$454,250	
<b>Expense SqFt</b>	\$5.58	\$5.01	\$6.14	
<b>Net Operating Income</b>	\$394,688	\$400,457	\$387,383	
<b>Full Market Value</b>	\$2,404,000	\$2,069,000	\$2,355,000	
<b>Market Value per SqFt</b>	\$35.63	\$33.46	\$31.82	
<b>Distance from Cooperative in miles</b>		0.40	0.32	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01291-0053	4-01291-0060	4-01291-0025	4-01291-0020
<b>Address</b>	37 80 STREET	37 80 STREET	37 81 STREET	37 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	27	27	32	31
<b>Year Built</b>	1922	1922	1925	1927
<b>Gross SqFt</b>	20,750	20,750	27,200	27,200
<b>Estimated Gross Income</b>	\$310,420	\$326,034	\$386,531	\$406,865
<b>Gross Income per SqFt</b>	\$14.96	\$15.71	\$14.21	\$14.96
<b>Estimated Expense</b>	\$128,650	\$140,452	\$163,913	\$168,665
<b>Expense SqFt</b>	\$6.20	\$6.77	\$6.03	\$6.20
<b>Net Operating Income</b>	\$181,770	\$185,582	\$222,618	\$238,200
<b>Full Market Value</b>	\$1,218,000	\$1,100,000	\$1,468,000	\$1,597,000
<b>Market Value per SqFt</b>	\$58.70	\$53.01	\$53.97	\$58.71
<b>Distance from Cooperative in miles</b>		0.00	0.00	0.00

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01291-0064	4-01450-0001	4-01261-0035	
<b>Address</b>	37 80 STREET	89 34 AVENUE	74 35 AVENUE	
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	101	108	96	
<b>Year Built</b>	1928	1928	1935	
<b>Gross SqFt</b>	83,000	97,410	97,170	
<b>Estimated Gross Income</b>	\$1,059,910	\$1,253,092	\$1,231,106	
<b>Gross Income per SqFt</b>	\$12.77	\$12.86	\$12.67	
<b>Estimated Expense</b>	\$503,810	\$631,459	\$549,579	
<b>Expense SqFt</b>	\$6.07	\$6.48	\$5.66	
<b>Net Operating Income</b>	\$556,100	\$621,633	\$681,527	
<b>Full Market Value</b>	\$3,535,000	\$3,961,000	\$4,320,000	
<b>Market Value per SqFt</b>	\$42.59	\$40.66	\$44.46	
<b>Distance from Cooperative in miles</b>		0.53	0.41	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01304-0049	4-01286-0027	4-01299-0039	4-01290-0067
<b>Address</b>	40 73 STREET	37 75 STREET	40 68 STREET	37 79 STREET
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	43	27	13	23
<b>Year Built</b>	1926	1923	1925	1927
<b>Gross SqFt</b>	26,600	17,080	11,616	32,200
<b>Estimated Gross Income</b>	\$321,328	\$226,855	\$140,279	\$376,490
<b>Gross Income per SqFt</b>	\$12.08	\$13.28	\$12.08	\$11.69
<b>Estimated Expense</b>	\$163,856	\$98,641	\$71,542	\$180,807
<b>Expense SqFt</b>	\$6.16	\$5.78	\$6.16	\$5.62
<b>Net Operating Income</b>	\$157,472	\$128,214	\$68,737	\$195,683
<b>Full Market Value</b>	\$980,000	\$826,000	\$428,000	\$1,155,000
<b>Market Value per SqFt</b>	\$36.84	\$48.36	\$36.85	\$35.87
<b>Distance from Cooperative in miles</b>		0.21	0.25	0.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01312-0043	4-01460-0001	4-01557-0023	
<b>Address</b>	41 73 STREET	86 35 AVENUE	42 HAMPTON STREET	
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	83	90	70	
<b>Year Built</b>	1965	1953	1959	
<b>Gross SqFt</b>	76,278	83,238	68,700	
<b>Estimated Gross Income</b>	\$1,071,706	\$1,240,068	\$907,059	
<b>Gross Income per SqFt</b>	\$14.05	\$14.90	\$13.20	
<b>Estimated Expense</b>	\$464,533	\$501,743	\$422,231	
<b>Expense SqFt</b>	\$6.09	\$6.03	\$6.15	
<b>Net Operating Income</b>	\$607,173	\$738,325	\$484,828	
<b>Full Market Value</b>	\$3,990,000	\$4,942,000	\$3,118,000	
<b>Market Value per SqFt</b>	\$52.31	\$59.37	\$45.39	
<b>Distance from Cooperative in miles</b>		0.82	0.79	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01314-0011	4-01334-0071	4-00163-0031	4-00163-0014
<b>Address</b>	41 51 STREET	59 QUEENS BOULEVARD	43 43 STREET	43 42 STREET
<b>Neighborhood</b>	WOODSIDE	WOODSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	67	60	60
<b>Year Built</b>	1964	1929	1942	1942
<b>Gross SqFt</b>	67,416	65,700	61,320	61,320
<b>Estimated Gross Income</b>	\$850,790	\$737,007	\$810,838	\$774,142
<b>Gross Income per SqFt</b>	\$12.62	\$11.22	\$13.22	\$12.62
<b>Estimated Expense</b>	\$434,159	\$317,907	\$382,708	\$394,813
<b>Expense SqFt</b>	\$6.44	\$4.84	\$6.24	\$6.44
<b>Net Operating Income</b>	\$416,631	\$419,100	\$428,130	\$379,329
<b>Full Market Value</b>	\$2,577,000	\$1,752,000	\$2,755,000	\$2,400,000
<b>Market Value per SqFt</b>	\$38.23	\$26.67	\$44.93	\$39.14
<b>Distance from Cooperative in miles</b>		0.47	0.47	0.47

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01334-0022	4-01275-0001	4-01271-0071	
<b>Address</b>	59 QUEENS BOULEVARD	75 35 AVENUE	35 LEVERICH STREET	
<b>Neighborhood</b>	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	89	96	78	
<b>Year Built</b>	1931	1950	1956	
<b>Gross SqFt</b>	85,804	95,000	83,272	
<b>Estimated Gross Income</b>	\$978,166	\$1,077,271	\$953,258	
<b>Gross Income per SqFt</b>	\$11.40	\$11.34	\$11.45	
<b>Estimated Expense</b>	\$468,490	\$561,123	\$416,159	
<b>Expense SqFt</b>	\$5.46	\$5.91	\$5.00	
<b>Net Operating Income</b>	\$509,676	\$516,148	\$537,099	
<b>Full Market Value</b>	\$3,072,000	\$3,065,000	\$2,444,000	
<b>Market Value per SqFt</b>	\$35.80	\$32.26	\$29.35	
<b>Distance from Cooperative in miles</b>		1.00	0.82	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01340-0001	4-00159-0001	4-01273-0044	4-01458-0046
<b>Address</b>	63 QUEENS BOULEVARD	42 43 AVENUE	35 73 STREET	35 84 STREET
<b>Neighborhood</b>	WOODSIDE	SUNNYSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	160	154	107	108
<b>Year Built</b>	1963	1938	1939	1940
<b>Gross SqFt</b>	136,944	148,950	123,600	117,294
<b>Estimated Gross Income</b>	\$1,674,825	\$1,897,425	\$1,402,032	\$1,434,434
<b>Gross Income per SqFt</b>	\$12.23	\$12.74	\$11.34	\$12.23
<b>Estimated Expense</b>	\$772,364	\$768,634	\$707,223	\$661,231
<b>Expense SqFt</b>	\$5.64	\$5.16	\$5.72	\$5.64
<b>Net Operating Income</b>	\$902,461	\$1,128,791	\$694,809	\$773,203
<b>Full Market Value</b>	\$5,645,000	\$5,929,000	\$4,187,000	\$4,837,000
<b>Market Value per SqFt</b>	\$41.22	\$39.81	\$33.88	\$41.24
<b>Distance from Cooperative in miles</b>		1.07	0.70	1.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01418-0001	4-09719-0002	4-01918-0108	4-02117-0001
<b>Address</b>	32 89 STREET	84 141 STREET	97 HOR HARDING EXPWY SR N	99 66 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	BRIARWOOD	CORONA	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	396	291	243	312
<b>Year Built</b>	1952	1958	1963	1939
<b>Gross SqFt</b>	399,204	357,885	235,000	338,016
<b>Estimated Gross Income</b>	\$5,385,262	\$4,505,364	\$3,170,792	\$4,578,253
<b>Gross Income per SqFt</b>	\$13.49	\$12.59	\$13.49	\$13.54
<b>Estimated Expense</b>	\$2,574,866	\$2,257,493	\$1,515,297	\$2,077,189
<b>Expense SqFt</b>	\$6.45	\$6.31	\$6.45	\$6.15
<b>Net Operating Income</b>	\$2,810,396	\$2,247,871	\$1,655,495	\$2,501,064
<b>Full Market Value</b>	\$15,730,000	\$14,216,000	\$10,728,000	\$16,227,000
<b>Market Value per SqFt</b>	\$39.40	\$39.72	\$45.65	\$48.01
<b>Distance from Cooperative in miles</b>		4.46	1.71	2.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01420-0001	4-09719-0002	4-01918-0108	4-02117-0001
<b>Address</b>	32 90 STREET	84 141 STREET	97 HOR HARDING EXPWY SR N	99 66 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	BRIARWOOD	CORONA	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	396	291	243	312
<b>Year Built</b>	1953	1958	1963	1939
<b>Gross SqFt</b>	399,204	357,885	235,000	338,016
<b>Estimated Gross Income</b>	\$5,385,262	\$4,505,364	\$3,170,792	\$4,578,253
<b>Gross Income per SqFt</b>	\$13.49	\$12.59	\$13.49	\$13.54
<b>Estimated Expense</b>	\$2,574,866	\$2,257,493	\$1,515,297	\$2,077,189
<b>Expense SqFt</b>	\$6.45	\$6.31	\$6.45	\$6.15
<b>Net Operating Income</b>	\$2,810,396	\$2,247,871	\$1,655,495	\$2,501,064
<b>Full Market Value</b>	\$15,730,000	\$14,216,000	\$10,728,000	\$16,227,000
<b>Market Value per SqFt</b>	\$39.40	\$39.72	\$45.65	\$48.01
<b>Distance from Cooperative in miles</b>		4.40	1.67	2.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01421-0001	4-09719-0002	4-01918-0108	4-02117-0001
<b>Address</b>	32 91 STREET	84 141 STREET	97 HOR HARDING EXPWY SR N	99 66 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	BRIARWOOD	CORONA	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	330	291	243	312
<b>Year Built</b>	1952	1958	1963	1939
<b>Gross SqFt</b>	332,660	357,885	235,000	338,016
<b>Estimated Gross Income</b>	\$4,487,583	\$4,505,364	\$3,170,792	\$4,578,253
<b>Gross Income per SqFt</b>	\$13.49	\$12.59	\$13.49	\$13.54
<b>Estimated Expense</b>	\$2,145,657	\$2,257,493	\$1,515,297	\$2,077,189
<b>Expense SqFt</b>	\$6.45	\$6.31	\$6.45	\$6.15
<b>Net Operating Income</b>	\$2,341,926	\$2,247,871	\$1,655,495	\$2,501,064
<b>Full Market Value</b>	\$13,068,000	\$14,216,000	\$10,728,000	\$16,227,000
<b>Market Value per SqFt</b>	\$39.28	\$39.72	\$45.65	\$48.01
<b>Distance from Cooperative in miles</b>		4.37	1.65	2.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01422-0019	4-01455-0060	4-01455-0065	4-01455-0055
<b>Address</b>	32 93 STREET	94 34 ROAD	94 34 ROAD	94 34 ROAD
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	43	43	59
<b>Year Built</b>	1933	1928	1928	1928
<b>Gross SqFt</b>	41,316	41,712	41,712	46,662
<b>Estimated Gross Income</b>	\$516,450	\$474,222	\$521,361	\$684,167
<b>Gross Income per SqFt</b>	\$12.50	\$11.37	\$12.50	\$14.66
<b>Estimated Expense</b>	\$212,777	\$236,512	\$214,651	\$289,295
<b>Expense SqFt</b>	\$5.15	\$5.67	\$5.15	\$6.20
<b>Net Operating Income</b>	\$303,673	\$237,710	\$306,710	\$394,872
<b>Full Market Value</b>	\$1,621,000	\$1,445,000	\$1,934,000	\$2,630,000
<b>Market Value per SqFt</b>	\$39.23	\$34.64	\$46.37	\$56.36
<b>Distance from Cooperative in miles</b>		0.33	0.33	0.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01430-0043	4-01251-0030	4-01445-0001	4-01432-0039
<b>Address</b>	33 82 STREET	78 34 AVENUE	84 34 AVENUE	33 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	96	72	48
<b>Year Built</b>	1952	1950	1951	1932
<b>Gross SqFt</b>	71,562	90,950	59,778	53,400
<b>Estimated Gross Income</b>	\$858,028	\$1,166,646	\$716,483	\$578,953
<b>Gross Income per SqFt</b>	\$11.99	\$12.83	\$11.99	\$10.84
<b>Estimated Expense</b>	\$374,269	\$407,890	\$312,865	\$303,604
<b>Expense SqFt</b>	\$5.23	\$4.48	\$5.23	\$5.69
<b>Net Operating Income</b>	\$483,759	\$758,756	\$403,618	\$275,349
<b>Full Market Value</b>	\$2,807,000	\$4,830,000	\$1,996,000	\$1,488,000
<b>Market Value per SqFt</b>	\$39.22	\$53.11	\$33.39	\$27.87
<b>Distance from Cooperative in miles</b>		0.20	0.17	0.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01434-0029	4-01437-0032	4-01476-0026	4-01556-0024
<b>Address</b>	86 34 AVENUE	89 34 AVENUE	37 89 STREET	41 GLEANE STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	132	96	66
<b>Year Built</b>	1951	1930	1924	1940
<b>Gross SqFt</b>	73,800	90,000	69,912	72,400
<b>Estimated Gross Income</b>	\$870,840	\$1,035,000	\$829,385	\$854,241
<b>Gross Income per SqFt</b>	\$11.80	\$11.50	\$11.86	\$11.80
<b>Estimated Expense</b>	\$444,276	\$569,250	\$484,012	\$435,663
<b>Expense SqFt</b>	\$6.02	\$6.33	\$6.92	\$6.02
<b>Net Operating Income</b>	\$426,564	\$465,750	\$345,373	\$418,578
<b>Full Market Value</b>	\$2,632,000	\$2,843,000	\$2,088,000	\$2,541,000
<b>Market Value per SqFt</b>	\$35.66	\$31.59	\$29.87	\$35.10
<b>Distance from Cooperative in miles</b>		0.15	0.43	0.73

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01435-0029	4-01461-0001	4-01445-0001	4-01476-0058
<b>Address</b>	87 34 AVENUE	87 35 AVENUE	84 34 AVENUE	37 88 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	48	72	60
<b>Year Built</b>	1951	1937	1951	1928
<b>Gross SqFt</b>	51,630	50,700	59,778	50,968
<b>Estimated Gross Income</b>	\$656,217	\$647,575	\$716,483	\$647,711
<b>Gross Income per SqFt</b>	\$12.71	\$12.77	\$11.99	\$12.71
<b>Estimated Expense</b>	\$338,693	\$248,417	\$312,865	\$334,276
<b>Expense SqFt</b>	\$6.56	\$4.90	\$5.23	\$6.56
<b>Net Operating Income</b>	\$317,524	\$399,158	\$403,618	\$313,435
<b>Full Market Value</b>	\$2,015,000	\$2,069,000	\$1,996,000	\$1,988,000
<b>Market Value per SqFt</b>	\$39.03	\$40.81	\$33.39	\$39.00
<b>Distance from Cooperative in miles</b>		0.27	0.20	0.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01436-0032	4-01437-0032	4-01445-0001	4-01450-0001
<b>Address</b>	88 34 AVENUE	89 34 AVENUE	84 34 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	132	72	108
<b>Year Built</b>	1950	1930	1951	1928
<b>Gross SqFt</b>	73,800	90,000	59,778	97,410
<b>Estimated Gross Income</b>	\$884,862	\$1,035,000	\$716,483	\$1,253,092
<b>Gross Income per SqFt</b>	\$11.99	\$11.50	\$11.99	\$12.86
<b>Estimated Expense</b>	\$385,974	\$569,250	\$312,865	\$631,459
<b>Expense SqFt</b>	\$5.23	\$6.33	\$5.23	\$6.48
<b>Net Operating Income</b>	\$498,888	\$465,750	\$403,618	\$621,633
<b>Full Market Value</b>	\$2,904,000	\$2,843,000	\$1,996,000	\$3,961,000
<b>Market Value per SqFt</b>	\$39.35	\$31.59	\$33.39	\$40.66
<b>Distance from Cooperative in miles</b>		0.05	0.24	0.14

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01438-0001	4-09719-0002	4-01918-0108	4-02117-0001
<b>Address</b>	33 90 STREET	84 141 STREET	97 HOR HARDING EXPWY SR N	99 66 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	BRIARWOOD	CORONA	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	360	291	243	312
<b>Year Built</b>	1957	1958	1963	1939
<b>Gross SqFt</b>	369,450	357,885	235,000	338,016
<b>Estimated Gross Income</b>	\$4,983,881	\$4,505,364	\$3,170,792	\$4,578,253
<b>Gross Income per SqFt</b>	\$13.49	\$12.59	\$13.49	\$13.54
<b>Estimated Expense</b>	\$2,382,953	\$2,257,493	\$1,515,297	\$2,077,189
<b>Expense SqFt</b>	\$6.45	\$6.31	\$6.45	\$6.15
<b>Net Operating Income</b>	\$2,600,928	\$2,247,871	\$1,655,495	\$2,501,064
<b>Full Market Value</b>	\$14,520,000	\$14,216,000	\$10,728,000	\$16,227,000
<b>Market Value per SqFt</b>	\$39.30	\$39.72	\$45.65	\$48.01
<b>Distance from Cooperative in miles</b>		4.29	1.54	2.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01439-0001	4-02086-0040	4-01918-0065	4-01918-0072
<b>Address</b>	33 91 STREET	62 99 STREET	97 57 AVENUE	98 57 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	REGO PARK	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	360	419	231	232
<b>Year Built</b>	1958	1960	1962	1965
<b>Gross SqFt</b>	395,850	503,000	239,443	239,000
<b>Estimated Gross Income</b>	\$4,971,876	\$6,303,569	\$3,007,172	\$3,114,697
<b>Gross Income per SqFt</b>	\$12.56	\$12.53	\$12.56	\$13.03
<b>Estimated Expense</b>	\$2,537,399	\$3,214,820	\$1,533,658	\$1,433,702
<b>Expense SqFt</b>	\$6.41	\$6.39	\$6.41	\$6.00
<b>Net Operating Income</b>	\$2,434,477	\$3,088,749	\$1,473,514	\$1,680,995
<b>Full Market Value</b>	\$15,384,000	\$8,603,000	\$9,308,000	\$10,764,000
<b>Market Value per SqFt</b>	\$38.86	\$17.10	\$38.87	\$45.04
<b>Distance from Cooperative in miles</b>		1.84	1.52	1.52

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01440-0001	4-01918-0065	4-01918-0072	4-01918-0067
<b>Address</b>	33 92 STREET	97 57 AVENUE	98 57 AVENUE	97 57 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	CORONA	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	360	231	232	232
<b>Year Built</b>	1958	1962	1965	1962
<b>Gross SqFt</b>	395,940	239,443	239,000	238,443
<b>Estimated Gross Income</b>	\$5,004,682	\$3,007,172	\$3,114,697	\$3,014,863
<b>Gross Income per SqFt</b>	\$12.64	\$12.56	\$13.03	\$12.64
<b>Estimated Expense</b>	\$2,478,584	\$1,533,658	\$1,433,702	\$1,493,837
<b>Expense SqFt</b>	\$6.26	\$6.41	\$6.00	\$6.26
<b>Net Operating Income</b>	\$2,526,098	\$1,473,514	\$1,680,995	\$1,521,026
<b>Full Market Value</b>	\$15,993,000	\$9,308,000	\$10,764,000	\$9,630,000
<b>Market Value per SqFt</b>	\$40.39	\$38.87	\$45.04	\$40.39
<b>Distance from Cooperative in miles</b>		1.51	1.51	1.51

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01442-0001	4-05146-0036	4-01918-0067	4-01918-0062
<b>Address</b>	33 94 STREET	137 45 AVENUE	97 57 AVENUE	97 57 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	FLUSHING-NORTH	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	240	256	232	232
<b>Year Built</b>	1959	1955	1962	1962
<b>Gross SqFt</b>	246,480	261,919	238,443	238,443
<b>Estimated Gross Income</b>	\$3,056,352	\$3,242,976	\$3,014,863	\$2,956,447
<b>Gross Income per SqFt</b>	\$12.40	\$12.38	\$12.64	\$12.40
<b>Estimated Expense</b>	\$1,644,022	\$1,653,918	\$1,493,837	\$1,591,326
<b>Expense SqFt</b>	\$6.67	\$6.31	\$6.26	\$6.67
<b>Net Operating Income</b>	\$1,412,330	\$1,589,058	\$1,521,026	\$1,365,121
<b>Full Market Value</b>	\$8,882,000	\$9,341,000	\$9,630,000	\$8,583,000
<b>Market Value per SqFt</b>	\$36.04	\$35.66	\$40.39	\$36.00
<b>Distance from Cooperative in miles</b>		2.74	1.47	1.47

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0001	4-01461-0001	4-01476-0058	4-01268-0001
<b>Address</b>	82 34 AVENUE	87 35 AVENUE	37 88 STREET	81 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	48	60	66
<b>Year Built</b>	1928	1937	1928	1951
<b>Gross SqFt</b>	39,162	50,700	50,968	57,888
<b>Estimated Gross Income</b>	\$500,099	\$647,575	\$647,711	\$870,073
<b>Gross Income per SqFt</b>	\$12.77	\$12.77	\$12.71	\$15.03
<b>Estimated Expense</b>	\$191,894	\$248,417	\$334,276	\$348,255
<b>Expense SqFt</b>	\$4.90	\$4.90	\$6.56	\$6.02
<b>Net Operating Income</b>	\$308,205	\$399,158	\$313,435	\$521,818
<b>Full Market Value</b>	\$1,959,000	\$2,069,000	\$1,988,000	\$3,503,000
<b>Market Value per SqFt</b>	\$50.02	\$40.81	\$39.00	\$60.51
<b>Distance from Cooperative in miles</b>		0.28	0.41	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0006	4-01508-0027	4-01246-0035	4-01476-0058
<b>Address</b>	82 34 AVENUE	42 LAYTON STREET	33 73 STREET	37 88 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	53	47	60
<b>Year Built</b>	1930	1931	1936	1928
<b>Gross SqFt</b>	39,162	45,648	49,800	50,968
<b>Estimated Gross Income</b>	\$560,017	\$679,958	\$712,223	\$647,711
<b>Gross Income per SqFt</b>	\$14.30	\$14.90	\$14.30	\$12.71
<b>Estimated Expense</b>	\$290,974	\$319,580	\$369,854	\$334,276
<b>Expense SqFt</b>	\$7.43	\$7.00	\$7.43	\$6.56
<b>Net Operating Income</b>	\$269,043	\$360,378	\$342,369	\$313,435
<b>Full Market Value</b>	\$1,778,000	\$2,066,000	\$2,263,000	\$1,988,000
<b>Market Value per SqFt</b>	\$45.40	\$45.26	\$45.44	\$39.00
<b>Distance from Cooperative in miles</b>		0.56	0.46	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0047	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$769,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$66.81	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0049	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$588,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$51.09	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0051	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$635,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$55.17	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0053	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$769,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$66.81	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0055	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$769,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$66.81	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01443-0057	4-01431-0037	4-01431-0035	4-01431-0040
<b>Address</b>	34 82 STREET	83 34 AVENUE	83 34 AVENUE	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	16	16	16
<b>Year Built</b>	1936	1928	1928	1928
<b>Gross SqFt</b>	11,510	13,179	13,179	13,179
<b>Estimated Gross Income</b>	\$191,296	\$219,085	\$237,895	\$204,275
<b>Gross Income per SqFt</b>	\$16.62	\$16.62	\$18.05	\$15.50
<b>Estimated Expense</b>	\$79,995	\$91,540	\$97,636	\$85,796
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.41	\$6.51
<b>Net Operating Income</b>	\$111,301	\$127,545	\$140,259	\$118,479
<b>Full Market Value</b>	\$635,000	\$881,000	\$990,000	\$247,000
<b>Market Value per SqFt</b>	\$55.17	\$66.85	\$75.12	\$18.74
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01446-0001	4-01450-0001	4-01437-0032	4-01458-0046
<b>Address</b>	85 34 AVENUE	89 34 AVENUE	89 34 AVENUE	35 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	108	132	108
<b>Year Built</b>	1927	1928	1930	1940
<b>Gross SqFt</b>	104,478	97,410	90,000	117,294
<b>Estimated Gross Income</b>	\$1,277,766	\$1,253,092	\$1,035,000	\$1,434,434
<b>Gross Income per SqFt</b>	\$12.23	\$12.86	\$11.50	\$12.23
<b>Estimated Expense</b>	\$589,256	\$631,459	\$569,250	\$661,231
<b>Expense SqFt</b>	\$5.64	\$6.48	\$6.33	\$5.64
<b>Net Operating Income</b>	\$688,510	\$621,633	\$465,750	\$773,203
<b>Full Market Value</b>	\$3,990,000	\$3,961,000	\$2,843,000	\$4,837,000
<b>Market Value per SqFt</b>	\$38.19	\$40.66	\$31.59	\$41.24
<b>Distance from Cooperative in miles</b>		0.20	0.24	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01446-0045	4-01445-0034	4-01554-0023	4-01511-0001
<b>Address</b>	34 85 STREET	84 35 AVENUE	41 ELBERTSON STREET	40 ELBERTSON STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	145	84	74	235
<b>Year Built</b>	1946	1947	1954	1950
<b>Gross SqFt</b>	170,500	80,754	85,360	217,000
<b>Estimated Gross Income</b>	\$2,221,615	\$1,444,942	\$1,112,614	\$2,615,321
<b>Gross Income per SqFt</b>	\$13.03	\$17.89	\$13.03	\$12.05
<b>Estimated Expense</b>	\$1,111,660	\$538,469	\$556,307	\$1,333,814
<b>Expense SqFt</b>	\$6.52	\$6.67	\$6.52	\$6.15
<b>Net Operating Income</b>	\$1,109,955	\$906,473	\$556,307	\$1,281,507
<b>Full Market Value</b>	\$6,691,000	\$6,383,000	\$3,562,000	\$7,599,000
<b>Market Value per SqFt</b>	\$39.24	\$79.04	\$41.73	\$35.02
<b>Distance from Cooperative in miles</b>		0.05	0.55	0.44

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01447-0001	4-01450-0001	4-01437-0032	4-01458-0046
<b>Address</b>	86 34 AVENUE	89 34 AVENUE	89 34 AVENUE	35 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	108	132	108
<b>Year Built</b>	1937	1928	1930	1940
<b>Gross SqFt</b>	104,476	97,410	90,000	117,294
<b>Estimated Gross Income</b>	\$1,277,741	\$1,253,092	\$1,035,000	\$1,434,434
<b>Gross Income per SqFt</b>	\$12.23	\$12.86	\$11.50	\$12.23
<b>Estimated Expense</b>	\$589,245	\$631,459	\$569,250	\$661,231
<b>Expense SqFt</b>	\$5.64	\$6.48	\$6.33	\$5.64
<b>Net Operating Income</b>	\$688,496	\$621,633	\$465,750	\$773,203
<b>Full Market Value</b>	\$3,990,000	\$3,961,000	\$2,843,000	\$4,837,000
<b>Market Value per SqFt</b>	\$38.19	\$40.66	\$31.59	\$41.24
<b>Distance from Cooperative in miles</b>		0.15	0.20	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01448-0001	4-01437-0032	4-01262-0034	4-01445-0001
<b>Address</b>	87 34 AVENUE	89 34 AVENUE	75 35 AVENUE	84 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	132	66	72
<b>Year Built</b>	1950	1930	1930	1951
<b>Gross SqFt</b>	73,800	90,000	75,648	59,778
<b>Estimated Gross Income</b>	\$884,862	\$1,035,000	\$1,086,114	\$716,483
<b>Gross Income per SqFt</b>	\$11.99	\$11.50	\$14.36	\$11.99
<b>Estimated Expense</b>	\$385,974	\$569,250	\$448,593	\$312,865
<b>Expense SqFt</b>	\$5.23	\$6.33	\$5.93	\$5.23
<b>Net Operating Income</b>	\$498,888	\$465,750	\$637,521	\$403,618
<b>Full Market Value</b>	\$2,825,000	\$2,843,000	\$4,219,000	\$1,996,000
<b>Market Value per SqFt</b>	\$38.28	\$31.59	\$55.77	\$33.39
<b>Distance from Cooperative in miles</b>		0.17	0.59	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01449-0001	4-01437-0032	4-01262-0034	4-01450-0001
<b>Address</b>	88 34 AVENUE	89 34 AVENUE	75 35 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	132	66	108
<b>Year Built</b>	1950	1930	1930	1928
<b>Gross SqFt</b>	73,800	90,000	75,648	97,410
<b>Estimated Gross Income</b>	\$949,068	\$1,035,000	\$1,086,114	\$1,253,092
<b>Gross Income per SqFt</b>	\$12.86	\$11.50	\$14.36	\$12.86
<b>Estimated Expense</b>	\$478,224	\$569,250	\$448,593	\$631,459
<b>Expense SqFt</b>	\$6.48	\$6.33	\$5.93	\$6.48
<b>Net Operating Income</b>	\$470,844	\$465,750	\$637,521	\$621,633
<b>Full Market Value</b>	\$2,825,000	\$2,843,000	\$4,219,000	\$3,961,000
<b>Market Value per SqFt</b>	\$38.28	\$31.59	\$55.77	\$40.66
<b>Distance from Cooperative in miles</b>		0.14	0.64	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01449-0032	4-01448-0032	4-01437-0032	4-01262-0034
<b>Address</b>	88 35 AVENUE	87 35 AVENUE	89 34 AVENUE	75 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	97	84	132	66
<b>Year Built</b>	1953	1951	1930	1930
<b>Gross SqFt</b>	73,900	79,012	90,000	75,648
<b>Estimated Gross Income</b>	\$933,357	\$998,103	\$1,035,000	\$1,086,114
<b>Gross Income per SqFt</b>	\$12.63	\$12.63	\$11.50	\$14.36
<b>Estimated Expense</b>	\$443,400	\$473,818	\$569,250	\$448,593
<b>Expense SqFt</b>	\$6.00	\$6.00	\$6.33	\$5.93
<b>Net Operating Income</b>	\$489,957	\$524,285	\$465,750	\$637,521
<b>Full Market Value</b>	\$3,102,000	\$3,318,000	\$2,843,000	\$4,219,000
<b>Market Value per SqFt</b>	\$41.98	\$41.99	\$31.59	\$55.77
<b>Distance from Cooperative in miles</b>		0.05	0.14	0.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01450-0032	4-01476-0058	4-01455-0060	4-01445-0001
<b>Address</b>	34 90 STREET	37 88 STREET	94 34 ROAD	84 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	60	43	72
<b>Year Built</b>	1928	1928	1928	1951
<b>Gross SqFt</b>	53,394	50,968	41,712	59,778
<b>Estimated Gross Income</b>	\$640,194	\$647,711	\$474,222	\$716,483
<b>Gross Income per SqFt</b>	\$11.99	\$12.71	\$11.37	\$11.99
<b>Estimated Expense</b>	\$279,251	\$334,276	\$236,512	\$312,865
<b>Expense SqFt</b>	\$5.23	\$6.56	\$5.67	\$5.23
<b>Net Operating Income</b>	\$360,943	\$313,435	\$237,710	\$403,618
<b>Full Market Value</b>	\$2,093,000	\$1,988,000	\$1,445,000	\$1,996,000
<b>Market Value per SqFt</b>	\$39.20	\$39.00	\$34.64	\$33.39
<b>Distance from Cooperative in miles</b>		0.29	0.27	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01450-0039	4-01476-0058	4-01455-0060	4-01445-0001
<b>Address</b>	34 89 STREET	37 88 STREET	94 34 ROAD	84 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	56	60	43	72
<b>Year Built</b>	1928	1928	1928	1951
<b>Gross SqFt</b>	53,394	50,968	41,712	59,778
<b>Estimated Gross Income</b>	\$640,194	\$647,711	\$474,222	\$716,483
<b>Gross Income per SqFt</b>	\$11.99	\$12.71	\$11.37	\$11.99
<b>Estimated Expense</b>	\$279,251	\$334,276	\$236,512	\$312,865
<b>Expense SqFt</b>	\$5.23	\$6.56	\$5.67	\$5.23
<b>Net Operating Income</b>	\$360,943	\$313,435	\$237,710	\$403,618
<b>Full Market Value</b>	\$2,036,000	\$1,988,000	\$1,445,000	\$1,996,000
<b>Market Value per SqFt</b>	\$38.13	\$39.00	\$34.64	\$33.39
<b>Distance from Cooperative in miles</b>		0.29	0.27	0.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01451-0001	4-01450-0001	4-01251-0030	4-01263-0015
<b>Address</b>	90 34 AVENUE	89 34 AVENUE	78 34 AVENUE	34 77 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	111	108	96	120
<b>Year Built</b>	1958	1928	1950	1951
<b>Gross SqFt</b>	89,340	97,410	90,950	104,000
<b>Estimated Gross Income</b>	\$1,148,912	\$1,253,092	\$1,166,646	\$1,686,319
<b>Gross Income per SqFt</b>	\$12.86	\$12.86	\$12.83	\$16.21
<b>Estimated Expense</b>	\$578,923	\$631,459	\$407,890	\$697,677
<b>Expense SqFt</b>	\$6.48	\$6.48	\$4.48	\$6.71
<b>Net Operating Income</b>	\$569,989	\$621,633	\$758,756	\$988,642
<b>Full Market Value</b>	\$3,509,000	\$3,961,000	\$4,830,000	\$6,785,000
<b>Market Value per SqFt</b>	\$39.28	\$40.66	\$53.11	\$65.24
<b>Distance from Cooperative in miles</b>		0.05	0.61	0.69

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01451-0032	4-01448-0032	4-01437-0032	4-01251-0030
<b>Address</b>	90 35 AVENUE	87 35 AVENUE	89 34 AVENUE	78 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	84	132	96
<b>Year Built</b>	1956	1951	1930	1950
<b>Gross SqFt</b>	89,340	79,012	90,000	90,950
<b>Estimated Gross Income</b>	\$1,128,364	\$998,103	\$1,035,000	\$1,166,646
<b>Gross Income per SqFt</b>	\$12.63	\$12.63	\$11.50	\$12.83
<b>Estimated Expense</b>	\$536,040	\$473,818	\$569,250	\$407,890
<b>Expense SqFt</b>	\$6.00	\$6.00	\$6.33	\$4.48
<b>Net Operating Income</b>	\$592,324	\$524,285	\$465,750	\$758,756
<b>Full Market Value</b>	\$3,413,000	\$3,318,000	\$2,843,000	\$4,830,000
<b>Market Value per SqFt</b>	\$38.20	\$41.99	\$31.59	\$53.11
<b>Distance from Cooperative in miles</b>		0.15	0.14	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01453-0034	4-01450-0001	4-01437-0032	4-01279-0001
<b>Address</b>	92 35 AVENUE	89 34 AVENUE	89 34 AVENUE	79 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	108	132	96
<b>Year Built</b>	1940	1928	1930	1950
<b>Gross SqFt</b>	98,400	97,410	90,000	95,000
<b>Estimated Gross Income</b>	\$1,131,600	\$1,253,092	\$1,035,000	\$1,090,192
<b>Gross Income per SqFt</b>	\$11.50	\$12.86	\$11.50	\$11.48
<b>Estimated Expense</b>	\$622,872	\$631,459	\$569,250	\$581,739
<b>Expense SqFt</b>	\$6.33	\$6.48	\$6.33	\$6.12
<b>Net Operating Income</b>	\$508,728	\$621,633	\$465,750	\$508,453
<b>Full Market Value</b>	\$3,106,000	\$3,961,000	\$2,843,000	\$3,102,000
<b>Market Value per SqFt</b>	\$31.57	\$40.66	\$31.59	\$32.65
<b>Distance from Cooperative in miles</b>		0.15	0.20	0.66

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01454-0001	4-01554-0023	4-01557-0023	4-01556-0033
<b>Address</b>	34 94 STREET	41 ELBERTSON STREET	42 HAMPTON STREET	42 WHITNEY AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	74	70	66
<b>Year Built</b>	1955	1954	1959	1955
<b>Gross SqFt</b>	121,770	85,360	68,700	67,898
<b>Estimated Gross Income</b>	\$1,586,663	\$1,112,614	\$907,059	\$819,203
<b>Gross Income per SqFt</b>	\$13.03	\$13.03	\$13.20	\$12.07
<b>Estimated Expense</b>	\$793,940	\$556,307	\$422,231	\$381,527
<b>Expense SqFt</b>	\$6.52	\$6.52	\$6.15	\$5.62
<b>Net Operating Income</b>	\$792,723	\$556,307	\$484,828	\$437,676
<b>Full Market Value</b>	\$5,074,000	\$3,562,000	\$3,118,000	\$2,335,000
<b>Market Value per SqFt</b>	\$41.67	\$41.73	\$45.39	\$34.39
<b>Distance from Cooperative in miles</b>		0.55	0.69	0.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01455-0030	4-01553-0035	4-01450-0001	4-01455-0065
<b>Address</b>	94 34 ROAD	90 WHITNEY AVENUE	89 34 AVENUE	94 34 ROAD
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	81	60	108	43
<b>Year Built</b>	1959	1936	1928	1928
<b>Gross SqFt</b>	72,324	67,200	97,410	41,712
<b>Estimated Gross Income</b>	\$915,622	\$851,007	\$1,253,092	\$521,361
<b>Gross Income per SqFt</b>	\$12.66	\$12.66	\$12.86	\$12.50
<b>Estimated Expense</b>	\$467,213	\$434,014	\$631,459	\$214,651
<b>Expense SqFt</b>	\$6.46	\$6.46	\$6.48	\$5.15
<b>Net Operating Income</b>	\$448,409	\$416,993	\$621,633	\$306,710
<b>Full Market Value</b>	\$2,841,000	\$2,347,000	\$3,961,000	\$1,934,000
<b>Market Value per SqFt</b>	\$39.28	\$34.93	\$40.66	\$46.37
<b>Distance from Cooperative in miles</b>		0.54	0.26	0.06

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01456-0052	4-01291-0060	4-01444-0006	4-01268-0010
<b>Address</b>	35 82 STREET	37 80 STREET	34 84 STREET	34 82 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	27	40	24
<b>Year Built</b>	1920	1922	1927	1912
<b>Gross SqFt</b>	19,685	20,750	27,192	22,860
<b>Estimated Gross Income</b>	\$293,110	\$326,034	\$404,909	\$251,460
<b>Gross Income per SqFt</b>	\$14.89	\$15.71	\$14.89	\$11.00
<b>Estimated Expense</b>	\$166,535	\$140,452	\$230,143	\$119,454
<b>Expense SqFt</b>	\$8.46	\$6.77	\$8.46	\$5.23
<b>Net Operating Income</b>	\$126,575	\$185,582	\$174,766	\$132,006
<b>Full Market Value</b>	\$847,000	\$1,100,000	\$1,170,000	\$570,000
<b>Market Value per SqFt</b>	\$43.03	\$53.01	\$43.03	\$24.93
<b>Distance from Cooperative in miles</b>		0.18	0.15	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01456-0056	4-01291-0060	4-01444-0006	4-01268-0010
<b>Address</b>	35 82 STREET	37 80 STREET	34 84 STREET	34 82 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	27	40	24
<b>Year Built</b>	1920	1922	1927	1912
<b>Gross SqFt</b>	19,685	20,750	27,192	22,860
<b>Estimated Gross Income</b>	\$293,110	\$326,034	\$404,909	\$251,460
<b>Gross Income per SqFt</b>	\$14.89	\$15.71	\$14.89	\$11.00
<b>Estimated Expense</b>	\$166,535	\$140,452	\$230,143	\$119,454
<b>Expense SqFt</b>	\$8.46	\$6.77	\$8.46	\$5.23
<b>Net Operating Income</b>	\$126,575	\$185,582	\$174,766	\$132,006
<b>Full Market Value</b>	\$847,000	\$1,100,000	\$1,170,000	\$570,000
<b>Market Value per SqFt</b>	\$43.03	\$53.01	\$43.03	\$24.93
<b>Distance from Cooperative in miles</b>		0.18	0.15	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01457-0001	4-01268-0051	4-01279-0001	4-01437-0032
<b>Address</b>	83 35 AVENUE	34 81 STREET	79 35 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	84	96	132
<b>Year Built</b>	1937	1937	1950	1930
<b>Gross SqFt</b>	85,002	93,936	95,000	90,000
<b>Estimated Gross Income</b>	\$977,523	\$1,187,025	\$1,090,192	\$1,035,000
<b>Gross Income per SqFt</b>	\$11.50	\$12.64	\$11.48	\$11.50
<b>Estimated Expense</b>	\$538,063	\$506,136	\$581,739	\$569,250
<b>Expense SqFt</b>	\$6.33	\$5.39	\$6.12	\$6.33
<b>Net Operating Income</b>	\$439,460	\$680,889	\$508,453	\$465,750
<b>Full Market Value</b>	\$2,683,000	\$4,311,000	\$3,102,000	\$2,843,000
<b>Market Value per SqFt</b>	\$31.56	\$45.89	\$32.65	\$31.59
<b>Distance from Cooperative in miles</b>		0.17	0.20	0.40

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01457-0006	4-01279-0001	4-01437-0032	4-01251-0030
<b>Address</b>	83 35 AVENUE	79 35 AVENUE	89 34 AVENUE	78 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	96	132	96
<b>Year Built</b>	1937	1950	1930	1950
<b>Gross SqFt</b>	85,002	95,000	90,000	90,950
<b>Estimated Gross Income</b>	\$977,523	\$1,090,192	\$1,035,000	\$1,166,646
<b>Gross Income per SqFt</b>	\$11.50	\$11.48	\$11.50	\$12.83
<b>Estimated Expense</b>	\$538,063	\$581,739	\$569,250	\$407,890
<b>Expense SqFt</b>	\$6.33	\$6.12	\$6.33	\$4.48
<b>Net Operating Income</b>	\$439,460	\$508,453	\$465,750	\$758,756
<b>Full Market Value</b>	\$2,683,000	\$3,102,000	\$2,843,000	\$4,830,000
<b>Market Value per SqFt</b>	\$31.56	\$32.65	\$31.59	\$53.11
<b>Distance from Cooperative in miles</b>		0.20	0.40	0.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01457-0018	4-01262-0034	4-01437-0032	4-01279-0001
<b>Address</b>	35 84 STREET	75 35 AVENUE	89 34 AVENUE	79 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	70	66	132	96
<b>Year Built</b>	1930	1930	1930	1950
<b>Gross SqFt</b>	78,378	75,648	90,000	95,000
<b>Estimated Gross Income</b>	\$901,347	\$1,086,114	\$1,035,000	\$1,090,192
<b>Gross Income per SqFt</b>	\$11.50	\$14.36	\$11.50	\$11.48
<b>Estimated Expense</b>	\$496,133	\$448,593	\$569,250	\$581,739
<b>Expense SqFt</b>	\$6.33	\$5.93	\$6.33	\$6.12
<b>Net Operating Income</b>	\$405,214	\$637,521	\$465,750	\$508,453
<b>Full Market Value</b>	\$2,474,000	\$4,219,000	\$2,843,000	\$3,102,000
<b>Market Value per SqFt</b>	\$31.56	\$55.77	\$31.59	\$32.65
<b>Distance from Cooperative in miles</b>		0.42	0.40	0.20

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01457-0048	4-01431-0037	4-01444-0006	4-01431-0032
<b>Address</b>	35 83 STREET	83 34 AVENUE	34 84 STREET	83 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	29	16	40	16
<b>Year Built</b>	1948	1928	1927	1928
<b>Gross SqFt</b>	17,000	13,179	27,192	13,600
<b>Estimated Gross Income</b>	\$253,130	\$219,085	\$404,909	\$186,691
<b>Gross Income per SqFt</b>	\$14.89	\$16.62	\$14.89	\$13.73
<b>Estimated Expense</b>	\$143,820	\$91,540	\$230,143	\$83,402
<b>Expense SqFt</b>	\$8.46	\$6.95	\$8.46	\$6.13
<b>Net Operating Income</b>	\$109,310	\$127,545	\$174,766	\$103,289
<b>Full Market Value</b>	\$732,000	\$881,000	\$1,170,000	\$674,000
<b>Market Value per SqFt</b>	\$43.06	\$66.85	\$43.03	\$49.56
<b>Distance from Cooperative in miles</b>		0.27	0.14	0.27

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01458-0001	4-01279-0001	4-01261-0035	4-01275-0001
<b>Address</b>	84 35 AVENUE	79 35 AVENUE	74 35 AVENUE	75 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	96	96	96
<b>Year Built</b>	1937	1950	1935	1950
<b>Gross SqFt</b>	109,476	95,000	97,170	95,000
<b>Estimated Gross Income</b>	\$1,256,784	\$1,090,192	\$1,231,106	\$1,077,271
<b>Gross Income per SqFt</b>	\$11.48	\$11.48	\$12.67	\$11.34
<b>Estimated Expense</b>	\$669,993	\$581,739	\$549,579	\$561,123
<b>Expense SqFt</b>	\$6.12	\$6.12	\$5.66	\$5.91
<b>Net Operating Income</b>	\$586,791	\$508,453	\$681,527	\$516,148
<b>Full Market Value</b>	\$3,580,000	\$3,102,000	\$4,320,000	\$3,065,000
<b>Market Value per SqFt</b>	\$32.70	\$32.65	\$44.46	\$32.26
<b>Distance from Cooperative in miles</b>		0.25	0.51	0.44

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01458-0012	4-01458-0046	4-01273-0021	4-01268-0051
<b>Address</b>	35 85 STREET	35 84 STREET	35 74 STREET	34 81 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	108	96	84
<b>Year Built</b>	1940	1940	1936	1937
<b>Gross SqFt</b>	123,000	117,294	108,732	93,936
<b>Estimated Gross Income</b>	\$1,504,290	\$1,434,434	\$1,225,943	\$1,187,025
<b>Gross Income per SqFt</b>	\$12.23	\$12.23	\$11.27	\$12.64
<b>Estimated Expense</b>	\$693,720	\$661,231	\$625,231	\$506,136
<b>Expense SqFt</b>	\$5.64	\$5.64	\$5.75	\$5.39
<b>Net Operating Income</b>	\$810,570	\$773,203	\$600,712	\$680,889
<b>Full Market Value</b>	\$5,070,000	\$4,837,000	\$3,037,000	\$4,311,000
<b>Market Value per SqFt</b>	\$41.22	\$41.24	\$27.93	\$45.89
<b>Distance from Cooperative in miles</b>		0.00	0.54	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01458-0020	4-01279-0001	4-01251-0030	4-01437-0032
<b>Address</b>	35 85 STREET	79 35 AVENUE	78 34 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	96	96	132
<b>Year Built</b>	1955	1950	1950	1930
<b>Gross SqFt</b>	89,424	95,000	90,950	90,000
<b>Estimated Gross Income</b>	\$1,028,376	\$1,090,192	\$1,166,646	\$1,035,000
<b>Gross Income per SqFt</b>	\$11.50	\$11.48	\$12.83	\$11.50
<b>Estimated Expense</b>	\$566,054	\$581,739	\$407,890	\$569,250
<b>Expense SqFt</b>	\$6.33	\$6.12	\$4.48	\$6.33
<b>Net Operating Income</b>	\$462,322	\$508,453	\$758,756	\$465,750
<b>Full Market Value</b>	\$2,823,000	\$3,102,000	\$4,830,000	\$2,843,000
<b>Market Value per SqFt</b>	\$31.57	\$32.65	\$53.11	\$31.59
<b>Distance from Cooperative in miles</b>		0.25	0.40	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01459-0001	4-02974-0060	4-05146-0036	4-01458-0046
<b>Address</b>	35 86 STREET	62 84 STREET	137 45 AVENUE	35 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	MIDDLE VILLAGE	FLUSHING-NORTH	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	348	384	256	108
<b>Year Built</b>	1953	1952	1955	1940
<b>Gross SqFt</b>	306,990	292,651	261,919	117,294
<b>Estimated Gross Income</b>	\$3,800,536	\$4,370,457	\$3,242,976	\$1,434,434
<b>Gross Income per SqFt</b>	\$12.38	\$14.93	\$12.38	\$12.23
<b>Estimated Expense</b>	\$1,937,107	\$1,957,320	\$1,653,918	\$661,231
<b>Expense SqFt</b>	\$6.31	\$6.69	\$6.31	\$5.64
<b>Net Operating Income</b>	\$1,863,429	\$2,413,137	\$1,589,058	\$773,203
<b>Full Market Value</b>	\$11,712,000	\$14,641,000	\$9,341,000	\$4,837,000
<b>Market Value per SqFt</b>	\$38.15	\$50.03	\$35.66	\$41.24
<b>Distance from Cooperative in miles</b>		1.83	3.13	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01461-0006	4-01461-0001	4-01443-0033	4-01476-0058
<b>Address</b>	35 88 STREET	87 35 AVENUE	82 35 AVENUE	37 88 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	48	49	60
<b>Year Built</b>	1938	1937	1936	1928
<b>Gross SqFt</b>	53,268	50,700	52,422	50,968
<b>Estimated Gross Income</b>	\$680,232	\$647,575	\$710,049	\$647,711
<b>Gross Income per SqFt</b>	\$12.77	\$12.77	\$13.54	\$12.71
<b>Estimated Expense</b>	\$261,013	\$248,417	\$262,845	\$334,276
<b>Expense SqFt</b>	\$4.90	\$4.90	\$5.01	\$6.56
<b>Net Operating Income</b>	\$419,219	\$399,158	\$447,204	\$313,435
<b>Full Market Value</b>	\$2,614,000	\$2,069,000	\$2,901,000	\$1,988,000
<b>Market Value per SqFt</b>	\$49.07	\$40.81	\$55.34	\$39.00
<b>Distance from Cooperative in miles</b>		0.00	0.28	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01462-0001	4-01476-0001	4-01554-0023	4-01448-0032
<b>Address</b>	88 35 AVENUE	88 37 AVENUE	41 ELBERTSON STREET	87 35 AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	85	74	84
<b>Year Built</b>	1953	1929	1954	1951
<b>Gross SqFt</b>	81,900	83,844	85,360	79,012
<b>Estimated Gross Income</b>	\$1,067,157	\$1,404,812	\$1,112,614	\$998,103
<b>Gross Income per SqFt</b>	\$13.03	\$16.76	\$13.03	\$12.63
<b>Estimated Expense</b>	\$533,988	\$447,669	\$556,307	\$473,818
<b>Expense SqFt</b>	\$6.52	\$5.34	\$6.52	\$6.00
<b>Net Operating Income</b>	\$533,169	\$957,143	\$556,307	\$524,285
<b>Full Market Value</b>	\$3,219,000	\$6,627,000	\$3,562,000	\$3,318,000
<b>Market Value per SqFt</b>	\$39.30	\$79.04	\$41.73	\$41.99
<b>Distance from Cooperative in miles</b>		0.14	0.38	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01463-0001	4-01437-0032	4-01448-0032	4-01556-0024
<b>Address</b>	89 35 AVENUE	89 34 AVENUE	87 35 AVENUE	41 GLEANE STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	83	132	84	66
<b>Year Built</b>	1931	1930	1951	1940
<b>Gross SqFt</b>	79,022	90,000	79,012	72,400
<b>Estimated Gross Income</b>	\$932,460	\$1,035,000	\$998,103	\$854,241
<b>Gross Income per SqFt</b>	\$11.80	\$11.50	\$12.63	\$11.80
<b>Estimated Expense</b>	\$475,712	\$569,250	\$473,818	\$435,663
<b>Expense SqFt</b>	\$6.02	\$6.33	\$6.00	\$6.02
<b>Net Operating Income</b>	\$456,748	\$465,750	\$524,285	\$418,578
<b>Full Market Value</b>	\$2,818,000	\$2,843,000	\$3,318,000	\$2,541,000
<b>Market Value per SqFt</b>	\$35.66	\$31.59	\$41.99	\$35.10
<b>Distance from Cooperative in miles</b>		0.27	0.17	0.45

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01470-0012	4-01292-0056	4-01456-0029	4-01476-0058
<b>Address</b>	37 83 STREET	37 81 STREET	35 83 STREET	37 88 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	59	48	60
<b>Year Built</b>	1928	1926	1937	1928
<b>Gross SqFt</b>	59,678	57,920	46,854	50,968
<b>Estimated Gross Income</b>	\$825,347	\$801,192	\$679,482	\$647,711
<b>Gross Income per SqFt</b>	\$13.83	\$13.83	\$14.50	\$12.71
<b>Estimated Expense</b>	\$387,907	\$376,191	\$232,462	\$334,276
<b>Expense SqFt</b>	\$6.50	\$6.50	\$4.96	\$6.56
<b>Net Operating Income</b>	\$437,440	\$425,001	\$447,020	\$313,435
<b>Full Market Value</b>	\$2,848,000	\$2,777,000	\$2,967,000	\$1,988,000
<b>Market Value per SqFt</b>	\$47.72	\$47.95	\$63.32	\$39.00
<b>Distance from Cooperative in miles</b>		0.05	0.14	0.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01470-0024	4-01556-0033	4-01282-0185	4-01460-0040
<b>Address</b>	37 83 STREET	42 WHITNEY AVENUE	37 72 STREET	35 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	79	66	52	47
<b>Year Built</b>	1955	1955	1927	1953
<b>Gross SqFt</b>	83,814	67,898	46,319	46,354
<b>Estimated Gross Income</b>	\$1,011,635	\$819,203	\$664,160	\$555,963
<b>Gross Income per SqFt</b>	\$12.07	\$12.07	\$14.34	\$11.99
<b>Estimated Expense</b>	\$471,035	\$381,527	\$312,155	\$249,103
<b>Expense SqFt</b>	\$5.62	\$5.62	\$6.74	\$5.37
<b>Net Operating Income</b>	\$540,600	\$437,676	\$352,005	\$306,860
<b>Full Market Value</b>	\$3,201,000	\$2,335,000	\$2,328,000	\$1,905,000
<b>Market Value per SqFt</b>	\$38.19	\$34.39	\$50.26	\$41.10
<b>Distance from Cooperative in miles</b>		0.42	0.57	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0011	4-01473-0022	4-01473-0054	4-01473-0016
<b>Address</b>	37 85 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	15	16	17
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	14,300	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$240,669	\$178,646	\$182,962	\$183,679
<b>Gross Income per SqFt</b>	\$16.83	\$16.43	\$16.83	\$16.90
<b>Estimated Expense</b>	\$121,979	\$81,878	\$92,693	\$84,706
<b>Expense SqFt</b>	\$8.53	\$7.53	\$8.53	\$7.79
<b>Net Operating Income</b>	\$118,690	\$96,768	\$90,269	\$98,973
<b>Full Market Value</b>	\$823,000	\$666,000	\$610,000	\$650,000
<b>Market Value per SqFt</b>	\$57.55	\$61.27	\$56.12	\$59.80
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0015	4-01473-0016	4-01473-0054	4-01473-0022
<b>Address</b>	37 85 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	17	16	15
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	17,240	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$290,149	\$183,679	\$182,962	\$178,646
<b>Gross Income per SqFt</b>	\$16.83	\$16.90	\$16.83	\$16.43
<b>Estimated Expense</b>	\$147,057	\$84,706	\$92,693	\$81,878
<b>Expense SqFt</b>	\$8.53	\$7.79	\$8.53	\$7.53
<b>Net Operating Income</b>	\$143,092	\$98,973	\$90,269	\$96,768
<b>Full Market Value</b>	\$992,000	\$650,000	\$610,000	\$666,000
<b>Market Value per SqFt</b>	\$57.54	\$59.80	\$56.12	\$61.27
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0020	4-01291-0060	4-01504-0054	4-01444-0006
<b>Address</b>	37 85 STREET	37 80 STREET	40 HAMPTON STREET	34 84 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	27	27	40
<b>Year Built</b>	1921	1922	1938	1927
<b>Gross SqFt</b>	18,900	20,750	23,680	27,192
<b>Estimated Gross Income</b>	\$281,421	\$326,034	\$340,953	\$404,909
<b>Gross Income per SqFt</b>	\$14.89	\$15.71	\$14.40	\$14.89
<b>Estimated Expense</b>	\$159,894	\$140,452	\$99,760	\$230,143
<b>Expense SqFt</b>	\$8.46	\$6.77	\$4.21	\$8.46
<b>Net Operating Income</b>	\$121,527	\$185,582	\$241,193	\$174,766
<b>Full Market Value</b>	\$813,000	\$1,100,000	\$1,597,000	\$1,170,000
<b>Market Value per SqFt</b>	\$43.02	\$53.01	\$67.44	\$43.03
<b>Distance from Cooperative in miles</b>		0.20	0.15	0.29

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0028	4-01473-0016	4-01473-0054	4-01473-0022
<b>Address</b>	37 85 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	17	16	15
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	17,240	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$290,149	\$183,679	\$182,962	\$178,646
<b>Gross Income per SqFt</b>	\$16.83	\$16.90	\$16.83	\$16.43
<b>Estimated Expense</b>	\$147,057	\$84,706	\$92,693	\$81,878
<b>Expense SqFt</b>	\$8.53	\$7.79	\$8.53	\$7.53
<b>Net Operating Income</b>	\$143,092	\$98,973	\$90,269	\$96,768
<b>Full Market Value</b>	\$992,000	\$650,000	\$610,000	\$666,000
<b>Market Value per SqFt</b>	\$57.54	\$59.80	\$56.12	\$61.27
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0034	4-01473-0022	4-01473-0054	4-01473-0016
<b>Address</b>	37 85 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	15	16	17
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	14,300	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$240,669	\$178,646	\$182,962	\$183,679
<b>Gross Income per SqFt</b>	\$16.83	\$16.43	\$16.83	\$16.90
<b>Estimated Expense</b>	\$121,979	\$81,878	\$92,693	\$84,706
<b>Expense SqFt</b>	\$8.53	\$7.53	\$8.53	\$7.79
<b>Net Operating Income</b>	\$118,690	\$96,768	\$90,269	\$98,973
<b>Full Market Value</b>	\$823,000	\$666,000	\$610,000	\$650,000
<b>Market Value per SqFt</b>	\$57.55	\$61.27	\$56.12	\$59.80
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0047	4-01473-0022	4-01473-0054	4-01473-0016
<b>Address</b>	37 84 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	15	16	17
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	14,300	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$240,669	\$178,646	\$182,962	\$183,679
<b>Gross Income per SqFt</b>	\$16.83	\$16.43	\$16.83	\$16.90
<b>Estimated Expense</b>	\$121,979	\$81,878	\$92,693	\$84,706
<b>Expense SqFt</b>	\$8.53	\$7.53	\$8.53	\$7.79
<b>Net Operating Income</b>	\$118,690	\$96,768	\$90,269	\$98,973
<b>Full Market Value</b>	\$823,000	\$666,000	\$610,000	\$650,000
<b>Market Value per SqFt</b>	\$57.55	\$61.27	\$56.12	\$59.80
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0051	4-01473-0054	4-01473-0022	4-01473-0016
<b>Address</b>	37 84 STREET	37 85 STREET	37 86 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	16	15	17
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	17,240	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$290,149	\$182,962	\$178,646	\$183,679
<b>Gross Income per SqFt</b>	\$16.83	\$16.83	\$16.43	\$16.90
<b>Estimated Expense</b>	\$147,057	\$92,693	\$81,878	\$84,706
<b>Expense SqFt</b>	\$8.53	\$8.53	\$7.53	\$7.79
<b>Net Operating Income</b>	\$143,092	\$90,269	\$96,768	\$98,973
<b>Full Market Value</b>	\$992,000	\$610,000	\$666,000	\$650,000
<b>Market Value per SqFt</b>	\$57.54	\$56.12	\$61.27	\$59.80
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0060	4-01473-0016	4-01444-0006	4-01513-0001
<b>Address</b>	37 84 STREET	37 86 STREET	34 84 STREET	41 GLEANE STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	17	40	16
<b>Year Built</b>	1921	1923	1927	1925
<b>Gross SqFt</b>	18,910	10,870	27,192	10,208
<b>Estimated Gross Income</b>	\$281,570	\$183,679	\$404,909	\$122,496
<b>Gross Income per SqFt</b>	\$14.89	\$16.90	\$14.89	\$12.00
<b>Estimated Expense</b>	\$159,979	\$84,706	\$230,143	\$62,473
<b>Expense SqFt</b>	\$8.46	\$7.79	\$8.46	\$6.12
<b>Net Operating Income</b>	\$121,591	\$98,973	\$174,766	\$60,023
<b>Full Market Value</b>	\$814,000	\$650,000	\$1,170,000	\$207,000
<b>Market Value per SqFt</b>	\$43.05	\$59.80	\$43.03	\$20.28
<b>Distance from Cooperative in miles</b>		0.05	0.29	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0065	4-01473-0016	4-01473-0054	4-01473-0022
<b>Address</b>	37 84 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	17	16	15
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	17,240	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$290,149	\$183,679	\$182,962	\$178,646
<b>Gross Income per SqFt</b>	\$16.83	\$16.90	\$16.83	\$16.43
<b>Estimated Expense</b>	\$147,057	\$84,706	\$92,693	\$81,878
<b>Expense SqFt</b>	\$8.53	\$7.79	\$8.53	\$7.53
<b>Net Operating Income</b>	\$143,092	\$98,973	\$90,269	\$96,768
<b>Full Market Value</b>	\$992,000	\$650,000	\$610,000	\$666,000
<b>Market Value per SqFt</b>	\$57.54	\$59.80	\$56.12	\$61.27
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01472-0068	4-01473-0022	4-01473-0054	4-01473-0016
<b>Address</b>	37 84 STREET	37 86 STREET	37 85 STREET	37 86 STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	15	16	17
<b>Year Built</b>	1921	1923	1923	1923
<b>Gross SqFt</b>	14,305	10,870	10,870	10,870
<b>Estimated Gross Income</b>	\$240,753	\$178,646	\$182,962	\$183,679
<b>Gross Income per SqFt</b>	\$16.83	\$16.43	\$16.83	\$16.90
<b>Estimated Expense</b>	\$122,022	\$81,878	\$92,693	\$84,706
<b>Expense SqFt</b>	\$8.53	\$7.53	\$8.53	\$7.79
<b>Net Operating Income</b>	\$118,731	\$96,768	\$90,269	\$98,973
<b>Full Market Value</b>	\$642,000	\$666,000	\$610,000	\$650,000
<b>Market Value per SqFt</b>	\$44.88	\$61.27	\$56.12	\$59.80
<b>Distance from Cooperative in miles</b>		0.05	0.05	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01474-0012	4-01554-0023	4-01845-0010	4-01553-0001
<b>Address</b>	37 87 STREET	41 ELBERTSON STREET	89 56 AVENUE	41 ELBERTSON STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	168	74	167	138
<b>Year Built</b>	1951	1954	1963	1951
<b>Gross SqFt</b>	168,600	85,360	177,692	150,000
<b>Estimated Gross Income</b>	\$2,060,292	\$1,112,614	\$2,170,872	\$1,544,912
<b>Gross Income per SqFt</b>	\$12.22	\$13.03	\$12.22	\$10.30
<b>Estimated Expense</b>	\$878,406	\$556,307	\$925,746	\$700,410
<b>Expense SqFt</b>	\$5.21	\$6.52	\$5.21	\$4.67
<b>Net Operating Income</b>	\$1,181,886	\$556,307	\$1,245,126	\$844,502
<b>Full Market Value</b>	\$6,473,000	\$3,562,000	\$7,787,000	\$4,002,000
<b>Market Value per SqFt</b>	\$38.39	\$41.73	\$43.82	\$26.68
<b>Distance from Cooperative in miles</b>		0.28	1.03	0.26

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01474-0047	4-01476-0026	4-01556-0024	4-01507-0054
<b>Address</b>	37 86 STREET	37 89 STREET	41 GLEANE STREET	41 JUDGE STREET
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	79	96	66	66
<b>Year Built</b>	1955	1924	1940	1941
<b>Gross SqFt</b>	69,654	69,912	72,400	74,000
<b>Estimated Gross Income</b>	\$821,917	\$829,385	\$854,241	\$841,633
<b>Gross Income per SqFt</b>	\$11.80	\$11.86	\$11.80	\$11.37
<b>Estimated Expense</b>	\$419,317	\$484,012	\$435,663	\$454,250
<b>Expense SqFt</b>	\$6.02	\$6.92	\$6.02	\$6.14
<b>Net Operating Income</b>	\$402,600	\$345,373	\$418,578	\$387,383
<b>Full Market Value</b>	\$2,484,000	\$2,088,000	\$2,541,000	\$2,355,000
<b>Market Value per SqFt</b>	\$35.66	\$29.87	\$35.10	\$31.82
<b>Distance from Cooperative in miles</b>		0.10	0.32	0.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01474-0058	4-01290-0001	4-01446-0033	4-01556-0033
<b>Address</b>	37 86 STREET	37 80 STREET	85 35 AVENUE	42 WHITNEY AVENUE
<b>Neighborhood</b>	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	46	90	66
<b>Year Built</b>	1951	1921	1952	1955
<b>Gross SqFt</b>	115,602	99,000	83,238	67,898
<b>Estimated Gross Income</b>	\$1,543,287	\$1,726,732	\$1,111,215	\$819,203
<b>Gross Income per SqFt</b>	\$13.35	\$17.44	\$13.35	\$12.07
<b>Estimated Expense</b>	\$635,811	\$591,557	\$458,116	\$381,527
<b>Expense SqFt</b>	\$5.50	\$5.98	\$5.50	\$5.62
<b>Net Operating Income</b>	\$907,476	\$1,135,175	\$653,099	\$437,676
<b>Full Market Value</b>	\$5,860,000	\$7,943,000	\$4,217,000	\$2,335,000
<b>Market Value per SqFt</b>	\$50.69	\$80.23	\$50.66	\$34.39
<b>Distance from Cooperative in miles</b>		0.35	0.29	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01488-0042	4-01570-0001	4-01273-0034	4-01260-0035
<b>Address</b>	40 77 STREET	88 WHITNEY AVENUE	35 74 STREET	34 74 STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	60	59	55
<b>Year Built</b>	1941	1939	1958	1934
<b>Gross SqFt</b>	57,272	55,553	55,000	52,122
<b>Estimated Gross Income</b>	\$722,200	\$700,595	\$690,359	\$679,171
<b>Gross Income per SqFt</b>	\$12.61	\$12.61	\$12.55	\$13.03
<b>Estimated Expense</b>	\$397,468	\$385,327	\$319,205	\$303,326
<b>Expense SqFt</b>	\$6.94	\$6.94	\$5.80	\$5.82
<b>Net Operating Income</b>	\$324,732	\$315,268	\$371,154	\$375,845
<b>Full Market Value</b>	\$2,014,000	\$1,948,000	\$2,287,000	\$2,407,000
<b>Market Value per SqFt</b>	\$35.17	\$35.07	\$41.58	\$46.18
<b>Distance from Cooperative in miles</b>		0.66	0.34	0.46

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01497-0023	4-01273-0044	4-01249-0018	4-01458-0046
<b>Address</b>	41 78 STREET	35 73 STREET	33 77 STREET	35 84 STREET
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	168	107	216	108
<b>Year Built</b>	1951	1939	1951	1940
<b>Gross SqFt</b>	148,956	123,600	176,000	117,294
<b>Estimated Gross Income</b>	\$1,821,732	\$1,402,032	\$2,781,763	\$1,434,434
<b>Gross Income per SqFt</b>	\$12.23	\$11.34	\$15.81	\$12.23
<b>Estimated Expense</b>	\$840,112	\$707,223	\$1,111,089	\$661,231
<b>Expense SqFt</b>	\$5.64	\$5.72	\$6.31	\$5.64
<b>Net Operating Income</b>	\$981,620	\$694,809	\$1,670,674	\$773,203
<b>Full Market Value</b>	\$5,881,000	\$4,187,000	\$11,384,000	\$4,837,000
<b>Market Value per SqFt</b>	\$39.48	\$33.88	\$64.68	\$41.24
<b>Distance from Cooperative in miles</b>		0.45	0.68	0.54

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01505-0001	4-01570-0001	4-01570-0046	4-01507-0054
<b>Address</b>	40 ITHACA STREET	88 WHITNEY AVENUE	43 ITHACA STREET	41 JUDGE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	60	59	66
<b>Year Built</b>	1941	1939	1941	1941
<b>Gross SqFt</b>	60,000	55,553	59,000	74,000
<b>Estimated Gross Income</b>	\$756,600	\$700,595	\$794,087	\$841,633
<b>Gross Income per SqFt</b>	\$12.61	\$12.61	\$13.46	\$11.37
<b>Estimated Expense</b>	\$416,400	\$385,327	\$306,686	\$454,250
<b>Expense SqFt</b>	\$6.94	\$6.94	\$5.20	\$6.14
<b>Net Operating Income</b>	\$340,200	\$315,268	\$487,401	\$387,383
<b>Full Market Value</b>	\$2,153,000	\$1,948,000	\$3,156,000	\$2,355,000
<b>Market Value per SqFt</b>	\$35.88	\$35.07	\$53.49	\$31.82
<b>Distance from Cooperative in miles</b>		0.36	0.36	0.10

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01505-0012	4-01570-0001	4-01504-0074	4-01476-0058
<b>Address</b>	40 HAMPTON STREET	88 WHITNEY AVENUE	40 HAMPTON STREET	37 88 STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	60	60	60
<b>Year Built</b>	1940	1939	1939	1928
<b>Gross SqFt</b>	54,545	55,553	57,000	50,968
<b>Estimated Gross Income</b>	\$693,267	\$700,595	\$884,178	\$647,711
<b>Gross Income per SqFt</b>	\$12.71	\$12.61	\$15.51	\$12.71
<b>Estimated Expense</b>	\$357,815	\$385,327	\$330,527	\$334,276
<b>Expense SqFt</b>	\$6.56	\$6.94	\$5.80	\$6.56
<b>Net Operating Income</b>	\$335,452	\$315,268	\$553,651	\$313,435
<b>Full Market Value</b>	\$2,095,000	\$1,948,000	\$3,751,000	\$1,988,000
<b>Market Value per SqFt</b>	\$38.41	\$35.07	\$65.81	\$39.00
<b>Distance from Cooperative in miles</b>		0.36	0.05	0.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01506-0047	4-01507-0054	4-01518-0050	4-01556-0024
<b>Address</b>	40 ITHACA STREET	41 JUDGE STREET	85 ELMHURST AVENUE	41 GLEANE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	66	60	66
<b>Year Built</b>	1940	1941	1940	1940
<b>Gross SqFt</b>	66,000	74,000	60,000	72,400
<b>Estimated Gross Income</b>	\$778,800	\$841,633	\$885,404	\$854,241
<b>Gross Income per SqFt</b>	\$11.80	\$11.37	\$14.76	\$11.80
<b>Estimated Expense</b>	\$397,320	\$454,250	\$313,894	\$435,663
<b>Expense SqFt</b>	\$6.02	\$6.14	\$5.23	\$6.02
<b>Net Operating Income</b>	\$381,480	\$387,383	\$571,510	\$418,578
<b>Full Market Value</b>	\$2,354,000	\$2,355,000	\$2,420,000	\$2,541,000
<b>Market Value per SqFt</b>	\$35.67	\$31.82	\$40.33	\$35.10
<b>Distance from Cooperative in miles</b>		0.05	0.16	0.23

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01506-0062	4-01512-0026	4-01564-0058	4-01507-0054
<b>Address</b>	41 JUDGE STREET	88 ELMHURST AVENUE	41 CASE STREET	41 JUDGE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	123	84	109	66
<b>Year Built</b>	1963	1938	1961	1941
<b>Gross SqFt</b>	100,332	99,383	97,266	74,000
<b>Estimated Gross Income</b>	\$1,149,805	\$1,139,264	\$1,372,752	\$841,633
<b>Gross Income per SqFt</b>	\$11.46	\$11.46	\$14.11	\$11.37
<b>Estimated Expense</b>	\$533,766	\$528,575	\$642,895	\$454,250
<b>Expense SqFt</b>	\$5.32	\$5.32	\$6.61	\$6.14
<b>Net Operating Income</b>	\$616,039	\$610,689	\$729,857	\$387,383
<b>Full Market Value</b>	\$3,756,000	\$3,724,000	\$4,801,000	\$2,355,000
<b>Market Value per SqFt</b>	\$37.44	\$37.47	\$49.36	\$31.82
<b>Distance from Cooperative in miles</b>		0.21	0.46	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01507-0005	4-01508-0027	4-01570-0008	4-01508-0022
<b>Address</b>	81 BAXTER AVENUE	42 LAYTON STREET	88 WHITNEY AVENUE	42 LAYTON STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	51	53	59	65
<b>Year Built</b>	1963	1931	1962	1930
<b>Gross SqFt</b>	32,947	45,648	43,212	47,928
<b>Estimated Gross Income</b>	\$467,518	\$679,958	\$600,599	\$679,958
<b>Gross Income per SqFt</b>	\$14.19	\$14.90	\$13.90	\$14.19
<b>Estimated Expense</b>	\$219,756	\$319,580	\$282,282	\$319,580
<b>Expense SqFt</b>	\$6.67	\$7.00	\$6.53	\$6.67
<b>Net Operating Income</b>	\$247,762	\$360,378	\$318,317	\$360,378
<b>Full Market Value</b>	\$1,206,000	\$2,066,000	\$2,083,000	\$2,123,000
<b>Market Value per SqFt</b>	\$36.60	\$45.26	\$48.20	\$44.30
<b>Distance from Cooperative in miles</b>		0.05	0.41	0.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01508-0011	4-01512-0026	4-01279-0001	4-01450-0001
<b>Address</b>	42 KETCHAM STREET	88 ELMHURST AVENUE	79 35 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	127	84	96	108
<b>Year Built</b>	1926	1938	1950	1928
<b>Gross SqFt</b>	99,876	99,383	95,000	97,410
<b>Estimated Gross Income</b>	\$1,146,576	\$1,139,264	\$1,090,192	\$1,253,092
<b>Gross Income per SqFt</b>	\$11.48	\$11.46	\$11.48	\$12.86
<b>Estimated Expense</b>	\$611,241	\$528,575	\$581,739	\$631,459
<b>Expense SqFt</b>	\$6.12	\$5.32	\$6.12	\$6.48
<b>Net Operating Income</b>	\$535,335	\$610,689	\$508,453	\$621,633
<b>Full Market Value</b>	\$3,266,000	\$3,724,000	\$3,102,000	\$3,961,000
<b>Market Value per SqFt</b>	\$32.70	\$37.47	\$32.65	\$40.66
<b>Distance from Cooperative in miles</b>		0.33	0.44	0.69

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01509-0006	4-01507-0054	4-01262-0034	4-01556-0024
<b>Address</b>	42 LAYTON STREET	41 JUDGE STREET	75 35 AVENUE	41 GLEANE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	89	66	66	66
<b>Year Built</b>	1926	1941	1930	1940
<b>Gross SqFt</b>	77,358	74,000	75,648	72,400
<b>Estimated Gross Income</b>	\$912,824	\$841,633	\$1,086,114	\$854,241
<b>Gross Income per SqFt</b>	\$11.80	\$11.37	\$14.36	\$11.80
<b>Estimated Expense</b>	\$465,695	\$454,250	\$448,593	\$435,663
<b>Expense SqFt</b>	\$6.02	\$6.14	\$5.93	\$6.02
<b>Net Operating Income</b>	\$447,129	\$387,383	\$637,521	\$418,578
<b>Full Market Value</b>	\$2,711,000	\$2,355,000	\$4,219,000	\$2,541,000
<b>Market Value per SqFt</b>	\$35.04	\$31.82	\$55.77	\$35.10
<b>Distance from Cooperative in miles</b>		0.12	0.66	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01509-0052	4-01556-0001	4-01508-0027	4-01508-0022
<b>Address</b>	42 LAYTON STREET	87 ELMHURST AVENUE	42 LAYTON STREET	42 LAYTON STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	58	53	65
<b>Year Built</b>	1939	1931	1931	1930
<b>Gross SqFt</b>	43,122	44,130	45,648	47,928
<b>Estimated Gross Income</b>	\$642,518	\$737,026	\$679,958	\$679,958
<b>Gross Income per SqFt</b>	\$14.90	\$16.70	\$14.90	\$14.19
<b>Estimated Expense</b>	\$301,854	\$292,799	\$319,580	\$319,580
<b>Expense SqFt</b>	\$7.00	\$6.63	\$7.00	\$6.67
<b>Net Operating Income</b>	\$340,664	\$444,227	\$360,378	\$360,378
<b>Full Market Value</b>	\$1,706,000	\$3,073,000	\$2,066,000	\$2,123,000
<b>Market Value per SqFt</b>	\$39.56	\$69.64	\$45.26	\$44.30
<b>Distance from Cooperative in miles</b>		0.32	0.09	0.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01513-0028	4-01512-0026	4-01279-0001	4-01437-0032
<b>Address</b>	88 ELMHURST AVENUE	88 ELMHURST AVENUE	79 35 AVENUE	89 34 AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	82	84	96	132
<b>Year Built</b>	1937	1938	1950	1930
<b>Gross SqFt</b>	92,244	99,383	95,000	90,000
<b>Estimated Gross Income</b>	\$1,058,961	\$1,139,264	\$1,090,192	\$1,035,000
<b>Gross Income per SqFt</b>	\$11.48	\$11.46	\$11.48	\$11.50
<b>Estimated Expense</b>	\$564,533	\$528,575	\$581,739	\$569,250
<b>Expense SqFt</b>	\$6.12	\$5.32	\$6.12	\$6.33
<b>Net Operating Income</b>	\$494,428	\$610,689	\$508,453	\$465,750
<b>Full Market Value</b>	\$3,016,000	\$3,724,000	\$3,102,000	\$2,843,000
<b>Market Value per SqFt</b>	\$32.70	\$37.47	\$32.65	\$31.59
<b>Distance from Cooperative in miles</b>		0.05	0.52	0.63

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01517-0033	4-01458-0046	4-01279-0001	4-01511-0032
<b>Address</b>	83 VIETOR AVENUE	35 84 STREET	79 35 AVENUE	89 ELMHURST AVENUE
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	153	108	96	107
<b>Year Built</b>	1961	1940	1950	1938
<b>Gross SqFt</b>	116,400	117,294	95,000	104,646
<b>Estimated Gross Income</b>	\$1,423,572	\$1,434,434	\$1,090,192	\$1,335,668
<b>Gross Income per SqFt</b>	\$12.23	\$12.23	\$11.48	\$12.76
<b>Estimated Expense</b>	\$656,496	\$661,231	\$581,739	\$505,401
<b>Expense SqFt</b>	\$5.64	\$5.64	\$6.12	\$4.83
<b>Net Operating Income</b>	\$767,076	\$773,203	\$508,453	\$830,267
<b>Full Market Value</b>	\$4,460,000	\$4,837,000	\$3,102,000	\$4,271,000
<b>Market Value per SqFt</b>	\$38.32	\$41.24	\$32.65	\$40.81
<b>Distance from Cooperative in miles</b>		0.52	0.56	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01517-0059	4-01518-0060	4-01570-0001	4-01507-0054
<b>Address</b>	83 VIETOR AVENUE	84 ELMHURST AVENUE	88 WHITNEY AVENUE	41 JUDGE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	60	60	66
<b>Year Built</b>	1963	1940	1939	1941
<b>Gross SqFt</b>	58,500	60,000	55,553	74,000
<b>Estimated Gross Income</b>	\$737,685	\$858,534	\$700,595	\$841,633
<b>Gross Income per SqFt</b>	\$12.61	\$14.31	\$12.61	\$11.37
<b>Estimated Expense</b>	\$405,990	\$311,404	\$385,327	\$454,250
<b>Expense SqFt</b>	\$6.94	\$5.19	\$6.94	\$6.14
<b>Net Operating Income</b>	\$331,695	\$547,130	\$315,268	\$387,383
<b>Full Market Value</b>	\$2,099,000	\$2,517,000	\$1,948,000	\$2,355,000
<b>Market Value per SqFt</b>	\$35.88	\$41.95	\$35.07	\$31.82
<b>Distance from Cooperative in miles</b>		0.06	0.29	0.08

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01518-0009	4-01458-0046	4-01279-0001	4-02473-0031
<b>Address</b>	83 VIETOR AVENUE	35 84 STREET	79 35 AVENUE	51 VAN KLEECK STREET
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	202	108	96	106
<b>Year Built</b>	1963	1940	1950	1964
<b>Gross SqFt</b>	156,660	117,294	95,000	99,883
<b>Estimated Gross Income</b>	\$1,915,952	\$1,434,434	\$1,090,192	\$1,337,180
<b>Gross Income per SqFt</b>	\$12.23	\$12.23	\$11.48	\$13.39
<b>Estimated Expense</b>	\$883,562	\$661,231	\$581,739	\$628,475
<b>Expense SqFt</b>	\$5.64	\$5.64	\$6.12	\$6.29
<b>Net Operating Income</b>	\$1,032,390	\$773,203	\$508,453	\$708,705
<b>Full Market Value</b>	\$6,015,000	\$4,837,000	\$3,102,000	\$4,223,000
<b>Market Value per SqFt</b>	\$38.40	\$41.24	\$32.65	\$42.28
<b>Distance from Cooperative in miles</b>		0.55	0.61	0.51

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01518-0040	4-01508-0027	4-01554-0001	4-01570-0046
<b>Address</b>	42 JUDGE STREET	42 LAYTON STREET	88 ELMHURST AVENUE	43 ITHACA STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	53	60	59
<b>Year Built</b>	1938	1931	1940	1941
<b>Gross SqFt</b>	45,498	45,648	55,526	59,000
<b>Estimated Gross Income</b>	\$621,503	\$679,958	\$758,315	\$794,087
<b>Gross Income per SqFt</b>	\$13.66	\$14.90	\$13.66	\$13.46
<b>Estimated Expense</b>	\$292,097	\$319,580	\$356,408	\$306,686
<b>Expense SqFt</b>	\$6.42	\$7.00	\$6.42	\$5.20
<b>Net Operating Income</b>	\$329,406	\$360,378	\$401,907	\$487,401
<b>Full Market Value</b>	\$1,742,000	\$2,066,000	\$2,616,000	\$3,156,000
<b>Market Value per SqFt</b>	\$38.29	\$45.26	\$47.11	\$53.49
<b>Distance from Cooperative in miles</b>		0.20	0.30	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01520-0005	4-01507-0054	4-01262-0034	4-01283-0048
<b>Address</b>	74 43 AVENUE	41 JUDGE STREET	75 35 AVENUE	37 72 STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	66	66	60
<b>Year Built</b>	1962	1941	1930	1927
<b>Gross SqFt</b>	72,369	74,000	75,648	61,830
<b>Estimated Gross Income</b>	\$831,520	\$841,633	\$1,086,114	\$710,185
<b>Gross Income per SqFt</b>	\$11.49	\$11.37	\$14.36	\$11.49
<b>Estimated Expense</b>	\$362,569	\$454,250	\$448,593	\$309,728
<b>Expense SqFt</b>	\$5.01	\$6.14	\$5.93	\$5.01
<b>Net Operating Income</b>	\$468,951	\$387,383	\$637,521	\$400,457
<b>Full Market Value</b>	\$2,777,000	\$2,355,000	\$4,219,000	\$2,069,000
<b>Market Value per SqFt</b>	\$38.37	\$31.82	\$55.77	\$33.46
<b>Distance from Cooperative in miles</b>		0.43	0.70	0.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01526-0016	4-01570-0001	4-01492-0049	4-01553-0035
<b>Address</b>	42 81 STREET	88 WHITNEY AVENUE	40 81 STREET	90 WHITNEY AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	60	106	60
<b>Year Built</b>	1962	1939	1932	1936
<b>Gross SqFt</b>	74,052	55,553	68,194	67,200
<b>Estimated Gross Income</b>	\$937,498	\$700,595	\$1,052,214	\$851,007
<b>Gross Income per SqFt</b>	\$12.66	\$12.61	\$15.43	\$12.66
<b>Estimated Expense</b>	\$478,376	\$385,327	\$531,068	\$434,014
<b>Expense SqFt</b>	\$6.46	\$6.94	\$7.79	\$6.46
<b>Net Operating Income</b>	\$459,122	\$315,268	\$521,146	\$416,993
<b>Full Market Value</b>	\$2,837,000	\$1,948,000	\$3,525,000	\$2,347,000
<b>Market Value per SqFt</b>	\$38.31	\$35.07	\$51.69	\$34.93
<b>Distance from Cooperative in miles</b>		0.45	0.29	0.53

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01527-0001	4-01560-0029	4-01450-0001	4-01251-0030
<b>Address</b>	81 45 AVENUE	86 WHITNEY AVENUE	89 34 AVENUE	78 34 AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	163	90	108	96
<b>Year Built</b>	1961	1959	1928	1950
<b>Gross SqFt</b>	121,080	82,788	97,410	90,950
<b>Estimated Gross Income</b>	\$1,557,089	\$1,085,777	\$1,253,092	\$1,166,646
<b>Gross Income per SqFt</b>	\$12.86	\$13.12	\$12.86	\$12.83
<b>Estimated Expense</b>	\$784,598	\$464,126	\$631,459	\$407,890
<b>Expense SqFt</b>	\$6.48	\$5.61	\$6.48	\$4.48
<b>Net Operating Income</b>	\$772,491	\$621,651	\$621,633	\$758,756
<b>Full Market Value</b>	\$4,650,000	\$2,856,000	\$3,961,000	\$4,830,000
<b>Market Value per SqFt</b>	\$38.40	\$34.50	\$40.66	\$53.11
<b>Distance from Cooperative in miles</b>		0.22	0.82	0.86

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01531-0021	4-01570-0052	4-01570-0008	
<b>Address</b>	78 46 AVENUE	43 ITHACA STREET	88 WHITNEY AVENUE	
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	56	39	59	
<b>Year Built</b>	1966	1964	1962	
<b>Gross SqFt</b>	35,700	29,070	43,212	
<b>Estimated Gross Income</b>	\$456,960	\$339,980	\$600,599	
<b>Gross Income per SqFt</b>	\$12.80	\$11.70	\$13.90	
<b>Estimated Expense</b>	\$223,125	\$173,390	\$282,282	
<b>Expense SqFt</b>	\$6.25	\$5.96	\$6.53	
<b>Net Operating Income</b>	\$233,835	\$166,590	\$318,317	
<b>Full Market Value</b>	\$1,404,000	\$1,025,000	\$2,083,000	
<b>Market Value per SqFt</b>	\$39.33	\$35.26	\$48.20	
<b>Distance from Cooperative in miles</b>		0.62	0.62	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01545-0033	4-02473-0031	4-01458-0046	4-01544-0001
<b>Address</b>	83 ST JAMES AVENUE	51 VAN KLEECK STREET	35 84 STREET	83 CORNISH AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	JACKSON HEIGHTS	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	122	106	108	65
<b>Year Built</b>	1957	1964	1940	1940
<b>Gross SqFt</b>	115,861	99,883	117,294	68,326
<b>Estimated Gross Income</b>	\$1,551,379	\$1,337,180	\$1,434,434	\$956,916
<b>Gross Income per SqFt</b>	\$13.39	\$13.39	\$12.23	\$14.01
<b>Estimated Expense</b>	\$728,766	\$628,475	\$661,231	\$449,751
<b>Expense SqFt</b>	\$6.29	\$6.29	\$5.64	\$6.58
<b>Net Operating Income</b>	\$822,613	\$708,705	\$773,203	\$507,165
<b>Full Market Value</b>	\$4,573,000	\$4,223,000	\$4,837,000	\$2,707,000
<b>Market Value per SqFt</b>	\$39.47	\$42.28	\$41.24	\$39.62
<b>Distance from Cooperative in miles</b>		0.31	0.79	0.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01547-0001	4-02473-0031	4-02474-0010	4-01556-0024
<b>Address</b>	84 51 AVENUE	51 VAN KLEECK STREET	51 VAN KLEECK STREET	41 GLEANE STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	91	106	77	66
<b>Year Built</b>	1953	1964	1963	1940
<b>Gross SqFt</b>	87,780	99,883	68,440	72,400
<b>Estimated Gross Income</b>	\$1,175,374	\$1,337,180	\$1,046,869	\$854,241
<b>Gross Income per SqFt</b>	\$13.39	\$13.39	\$15.30	\$11.80
<b>Estimated Expense</b>	\$552,136	\$628,475	\$370,528	\$435,663
<b>Expense SqFt</b>	\$6.29	\$6.29	\$5.41	\$6.02
<b>Net Operating Income</b>	\$623,238	\$708,705	\$676,341	\$418,578
<b>Full Market Value</b>	\$4,029,000	\$4,223,000	\$4,564,000	\$2,541,000
<b>Market Value per SqFt</b>	\$45.90	\$42.28	\$66.69	\$35.10
<b>Distance from Cooperative in miles</b>		0.30	0.25	0.43

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01547-0016	4-01560-0029	4-01570-0001	4-01569-0001
<b>Address</b>	85 BROADWAY	86 WHITNEY AVENUE	88 WHITNEY AVENUE	89 WHITNEY AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	90	60	96
<b>Year Built</b>	1952	1959	1939	1941
<b>Gross SqFt</b>	79,710	82,788	55,553	89,293
<b>Estimated Gross Income</b>	\$1,005,143	\$1,085,777	\$700,595	\$1,012,968
<b>Gross Income per SqFt</b>	\$12.61	\$13.12	\$12.61	\$11.34
<b>Estimated Expense</b>	\$553,187	\$464,126	\$385,327	\$490,879
<b>Expense SqFt</b>	\$6.94	\$5.61	\$6.94	\$5.50
<b>Net Operating Income</b>	\$451,956	\$621,651	\$315,268	\$522,089
<b>Full Market Value</b>	\$2,860,000	\$2,856,000	\$1,948,000	\$3,170,000
<b>Market Value per SqFt</b>	\$35.88	\$34.50	\$35.07	\$35.50
<b>Distance from Cooperative in miles</b>		0.25	0.35	0.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01548-0006	4-01570-0001	4-01570-0008	
<b>Address</b>	84 51 AVENUE	88 WHITNEY AVENUE	88 WHITNEY AVENUE	
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	75	60	59	
<b>Year Built</b>	1961	1939	1962	
<b>Gross SqFt</b>	52,230	55,553	43,212	
<b>Estimated Gross Income</b>	\$692,570	\$700,595	\$600,599	
<b>Gross Income per SqFt</b>	\$13.26	\$12.61	\$13.90	
<b>Estimated Expense</b>	\$352,030	\$385,327	\$282,282	
<b>Expense SqFt</b>	\$6.74	\$6.94	\$6.53	
<b>Net Operating Income</b>	\$340,540	\$315,268	\$318,317	
<b>Full Market Value</b>	\$2,001,000	\$1,948,000	\$2,083,000	
<b>Market Value per SqFt</b>	\$38.31	\$35.07	\$48.20	
<b>Distance from Cooperative in miles</b>		0.43	0.43	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01551-0026	4-01458-0046	4-01512-0026	4-01569-0001
<b>Address</b>	92 WHITNEY AVENUE	35 84 STREET	88 ELMHURST AVENUE	89 WHITNEY AVENUE
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	95	108	84	96
<b>Year Built</b>	1939	1940	1938	1941
<b>Gross SqFt</b>	123,228	117,294	99,383	89,293
<b>Estimated Gross Income</b>	\$1,412,193	\$1,434,434	\$1,139,264	\$1,012,968
<b>Gross Income per SqFt</b>	\$11.46	\$12.23	\$11.46	\$11.34
<b>Estimated Expense</b>	\$655,573	\$661,231	\$528,575	\$490,879
<b>Expense SqFt</b>	\$5.32	\$5.64	\$5.32	\$5.50
<b>Net Operating Income</b>	\$756,620	\$773,203	\$610,689	\$522,089
<b>Full Market Value</b>	\$4,613,000	\$4,837,000	\$3,724,000	\$3,170,000
<b>Market Value per SqFt</b>	\$37.43	\$41.24	\$37.47	\$35.50
<b>Distance from Cooperative in miles</b>		0.43	0.17	0.26

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01555-0001	4-01556-0024	4-01512-0026	4-01553-0035
<b>Address</b>	88 ELMHURST AVENUE	41 GLEANE STREET	88 ELMHURST AVENUE	90 WHITNEY AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	66	84	60
<b>Year Built</b>	1941	1940	1938	1936
<b>Gross SqFt</b>	88,426	72,400	99,383	67,200
<b>Estimated Gross Income</b>	\$1,043,427	\$854,241	\$1,139,264	\$851,007
<b>Gross Income per SqFt</b>	\$11.80	\$11.80	\$11.46	\$12.66
<b>Estimated Expense</b>	\$532,325	\$435,663	\$528,575	\$434,014
<b>Expense SqFt</b>	\$6.02	\$6.02	\$5.32	\$6.46
<b>Net Operating Income</b>	\$511,102	\$418,578	\$610,689	\$416,993
<b>Full Market Value</b>	\$3,153,000	\$2,541,000	\$3,724,000	\$2,347,000
<b>Market Value per SqFt</b>	\$35.66	\$35.10	\$37.47	\$34.93
<b>Distance from Cooperative in miles</b>		0.05	0.12	0.10

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01560-0001	4-01458-0046	4-01511-0032	4-01512-0026
<b>Address</b>	44 MACNISH STREET	35 84 STREET	89 ELMHURST AVENUE	88 ELMHURST AVENUE
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	169	108	107	84
<b>Year Built</b>	1951	1940	1938	1938
<b>Gross SqFt</b>	144,932	117,294	104,646	99,383
<b>Estimated Gross Income</b>	\$1,772,518	\$1,434,434	\$1,335,668	\$1,139,264
<b>Gross Income per SqFt</b>	\$12.23	\$12.23	\$12.76	\$11.46
<b>Estimated Expense</b>	\$817,416	\$661,231	\$505,401	\$528,575
<b>Expense SqFt</b>	\$5.64	\$5.64	\$4.83	\$5.32
<b>Net Operating Income</b>	\$955,102	\$773,203	\$830,267	\$610,689
<b>Full Market Value</b>	\$5,555,000	\$4,837,000	\$4,271,000	\$3,724,000
<b>Market Value per SqFt</b>	\$38.33	\$41.24	\$40.81	\$37.47
<b>Distance from Cooperative in miles</b>		0.62	0.36	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01560-0006	4-01544-0001	4-01556-0024	
<b>Address</b>	44 KETCHAM STREET	83 CORNISH AVENUE	41 GLEANE STREET	
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	65	65	66	
<b>Year Built</b>	1940	1940	1940	
<b>Gross SqFt</b>	71,196	68,326	72,400	
<b>Estimated Gross Income</b>	\$919,140	\$956,916	\$854,241	
<b>Gross Income per SqFt</b>	\$12.91	\$14.01	\$11.80	
<b>Estimated Expense</b>	\$448,535	\$449,751	\$435,663	
<b>Expense SqFt</b>	\$6.30	\$6.58	\$6.02	
<b>Net Operating Income</b>	\$470,605	\$507,165	\$418,578	
<b>Full Market Value</b>	\$3,003,000	\$2,707,000	\$2,541,000	
<b>Market Value per SqFt</b>	\$42.18	\$39.62	\$35.10	
<b>Distance from Cooperative in miles</b>		0.16	0.21	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01561-0012	4-01279-0001	4-01512-0026	4-01450-0001
<b>Address</b>	44 MACNISH STREET	79 35 AVENUE	88 ELMHURST AVENUE	89 34 AVENUE
<b>Neighborhood</b>	ELMHURST	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	126	96	84	108
<b>Year Built</b>	1950	1950	1938	1928
<b>Gross SqFt</b>	97,032	95,000	99,383	97,410
<b>Estimated Gross Income</b>	\$1,113,927	\$1,090,192	\$1,139,264	\$1,253,092
<b>Gross Income per SqFt</b>	\$11.48	\$11.48	\$11.46	\$12.86
<b>Estimated Expense</b>	\$593,836	\$581,739	\$528,575	\$631,459
<b>Expense SqFt</b>	\$6.12	\$6.12	\$5.32	\$6.48
<b>Net Operating Income</b>	\$520,091	\$508,453	\$610,689	\$621,633
<b>Full Market Value</b>	\$3,173,000	\$3,102,000	\$3,724,000	\$3,961,000
<b>Market Value per SqFt</b>	\$32.70	\$32.65	\$37.47	\$40.66
<b>Distance from Cooperative in miles</b>		0.69	0.36	0.81

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01564-0004	4-01553-0035	4-01556-0024	4-01759-0023
<b>Address</b>	92 WHITNEY AVENUE	90 WHITNEY AVENUE	41 GLEANE STREET	37 97 STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	60	66	66
<b>Year Built</b>	1941	1936	1940	1937
<b>Gross SqFt</b>	69,654	67,200	72,400	70,660
<b>Estimated Gross Income</b>	\$821,917	\$851,007	\$854,241	\$811,838
<b>Gross Income per SqFt</b>	\$11.80	\$12.66	\$11.80	\$11.49
<b>Estimated Expense</b>	\$419,317	\$434,014	\$435,663	\$290,285
<b>Expense SqFt</b>	\$6.02	\$6.46	\$6.02	\$4.11
<b>Net Operating Income</b>	\$402,600	\$416,993	\$418,578	\$521,553
<b>Full Market Value</b>	\$2,484,000	\$2,347,000	\$2,541,000	\$2,347,000
<b>Market Value per SqFt</b>	\$35.66	\$34.93	\$35.10	\$33.22
<b>Distance from Cooperative in miles</b>		0.15	0.26	0.31

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01566-0039	4-01570-0001	4-01570-0046	4-01564-0034
<b>Address</b>	92 LAMONT AVENUE	88 WHITNEY AVENUE	43 ITHACA STREET	93 LAMONT AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	60	59	90
<b>Year Built</b>	1963	1939	1941	1961
<b>Gross SqFt</b>	61,500	55,553	59,000	68,500
<b>Estimated Gross Income</b>	\$818,565	\$700,595	\$794,087	\$911,411
<b>Gross Income per SqFt</b>	\$13.31	\$12.61	\$13.46	\$13.31
<b>Estimated Expense</b>	\$384,375	\$385,327	\$306,686	\$428,363
<b>Expense SqFt</b>	\$6.25	\$6.94	\$5.20	\$6.25
<b>Net Operating Income</b>	\$434,190	\$315,268	\$487,401	\$483,048
<b>Full Market Value</b>	\$2,420,000	\$1,948,000	\$3,156,000	\$2,408,000
<b>Market Value per SqFt</b>	\$39.35	\$35.07	\$53.49	\$35.15
<b>Distance from Cooperative in miles</b>		0.19	0.19	0.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01569-0037	4-01570-0046	4-01554-0051	4-01518-0060
<b>Address</b>	91 LAMONT AVENUE	43 ITHACA STREET	41 FORLEY STREET	84 ELMHURST AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	80	59	76	60
<b>Year Built</b>	1962	1941	1962	1940
<b>Gross SqFt</b>	61,896	59,000	55,526	60,000
<b>Estimated Gross Income</b>	\$860,354	\$794,087	\$771,897	\$858,534
<b>Gross Income per SqFt</b>	\$13.90	\$13.46	\$13.90	\$14.31
<b>Estimated Expense</b>	\$430,177	\$306,686	\$385,949	\$311,404
<b>Expense SqFt</b>	\$6.95	\$5.20	\$6.95	\$5.19
<b>Net Operating Income</b>	\$430,177	\$487,401	\$385,948	\$547,130
<b>Full Market Value</b>	\$2,377,000	\$3,156,000	\$2,526,000	\$2,517,000
<b>Market Value per SqFt</b>	\$38.40	\$53.49	\$45.49	\$41.95
<b>Distance from Cooperative in miles</b>		0.04	0.15	0.28

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01580-0037	4-01556-0001	4-01570-0001	4-01570-0008
<b>Address</b>	86 DONGAN AVENUE	87 ELMHURST AVENUE	88 WHITNEY AVENUE	88 WHITNEY AVENUE
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	31	58	60	59
<b>Year Built</b>	1937	1931	1939	1962
<b>Gross SqFt</b>	24,444	44,130	55,553	43,212
<b>Estimated Gross Income</b>	\$339,772	\$737,026	\$700,595	\$600,599
<b>Gross Income per SqFt</b>	\$13.90	\$16.70	\$12.61	\$13.90
<b>Estimated Expense</b>	\$159,619	\$292,799	\$385,327	\$282,282
<b>Expense SqFt</b>	\$6.53	\$6.63	\$6.94	\$6.53
<b>Net Operating Income</b>	\$180,153	\$444,227	\$315,268	\$318,317
<b>Full Market Value</b>	\$965,000	\$3,073,000	\$1,948,000	\$2,083,000
<b>Market Value per SqFt</b>	\$39.48	\$69.64	\$35.07	\$48.20
<b>Distance from Cooperative in miles</b>		0.27	0.23	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01580-0041	4-01570-0008	4-01570-0001	4-01508-0027
<b>Address</b>	86 DONGAN AVENUE	88 WHITNEY AVENUE	88 WHITNEY AVENUE	42 LAYTON STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	59	60	53
<b>Year Built</b>	1950	1962	1939	1931
<b>Gross SqFt</b>	24,990	43,212	55,553	45,648
<b>Estimated Gross Income</b>	\$347,361	\$600,599	\$700,595	\$679,958
<b>Gross Income per SqFt</b>	\$13.90	\$13.90	\$12.61	\$14.90
<b>Estimated Expense</b>	\$163,185	\$282,282	\$385,327	\$319,580
<b>Expense SqFt</b>	\$6.53	\$6.53	\$6.94	\$7.00
<b>Net Operating Income</b>	\$184,176	\$318,317	\$315,268	\$360,378
<b>Full Market Value</b>	\$959,000	\$2,083,000	\$1,948,000	\$2,066,000
<b>Market Value per SqFt</b>	\$38.38	\$48.20	\$35.07	\$45.26
<b>Distance from Cooperative in miles</b>		0.23	0.23	0.36

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01679-0001	4-01739-0017	4-02004-0043	4-01570-0008
<b>Address</b>	108 ASTORIA BOULEVARD	35 99 STREET	48 111 STREET	88 WHITNEY AVENUE
<b>Neighborhood</b>	EAST ELMHURST	CORONA	CORONA	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	48	22	59
<b>Year Built</b>	1965	1932	1988	1962
<b>Gross SqFt</b>	39,267	30,228	18,000	43,212
<b>Estimated Gross Income</b>	\$545,811	\$381,701	\$276,333	\$600,599
<b>Gross Income per SqFt</b>	\$13.90	\$12.63	\$15.35	\$13.90
<b>Estimated Expense</b>	\$256,414	\$232,597	\$129,877	\$282,282
<b>Expense SqFt</b>	\$6.53	\$7.69	\$7.22	\$6.53
<b>Net Operating Income</b>	\$289,397	\$149,104	\$146,456	\$318,317
<b>Full Market Value</b>	\$1,895,000	\$673,000	\$859,000	\$2,083,000
<b>Market Value per SqFt</b>	\$48.26	\$22.26	\$47.72	\$48.20
<b>Distance from Cooperative in miles</b>		0.70	1.06	1.44

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01727-0008	4-01918-0060	4-01918-0065	4-01918-0067
<b>Address</b>	112 NORTHERN BOULEVARD	97 57 AVENUE	97 57 AVENUE	97 57 AVENUE
<b>Neighborhood</b>	CORONA	CORONA	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	301	236	231	232
<b>Year Built</b>	1953	1962	1962	1962
<b>Gross SqFt</b>	290,000	253,093	239,443	238,443
<b>Estimated Gross Income</b>	\$3,665,600	\$3,278,323	\$3,007,172	\$3,014,863
<b>Gross Income per SqFt</b>	\$12.64	\$12.95	\$12.56	\$12.64
<b>Estimated Expense</b>	\$1,815,400	\$1,655,531	\$1,533,658	\$1,493,837
<b>Expense SqFt</b>	\$6.26	\$6.54	\$6.41	\$6.26
<b>Net Operating Income</b>	\$1,850,200	\$1,622,792	\$1,473,514	\$1,521,026
<b>Full Market Value</b>	\$11,718,000	\$10,366,000	\$9,308,000	\$9,630,000
<b>Market Value per SqFt</b>	\$40.41	\$40.96	\$38.87	\$40.39
<b>Distance from Cooperative in miles</b>		1.50	1.50	1.50

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01837-0012	4-03168-0013	4-01842-0031	4-02473-0031
<b>Address</b>	87 51 AVENUE	98 67 AVENUE	87 JUSTICE AVENUE	51 VAN KLEECK STREET
<b>Neighborhood</b>	ELMHURST	REGO PARK	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	152	128	109	106
<b>Year Built</b>	1962	1954	1962	1964
<b>Gross SqFt</b>	141,954	132,724	107,010	99,883
<b>Estimated Gross Income</b>	\$2,014,327	\$1,992,925	\$1,518,954	\$1,337,180
<b>Gross Income per SqFt</b>	\$14.19	\$15.02	\$14.19	\$13.39
<b>Estimated Expense</b>	\$1,172,338	\$936,675	\$592,763	\$628,475
<b>Expense SqFt</b>	\$8.26	\$7.06	\$5.54	\$6.29
<b>Net Operating Income</b>	\$841,989	\$1,056,250	\$926,191	\$708,705
<b>Full Market Value</b>	\$5,550,000	\$5,384,000	\$6,104,000	\$4,223,000
<b>Market Value per SqFt</b>	\$39.10	\$40.57	\$57.04	\$42.28
<b>Distance from Cooperative in miles</b>		1.46	0.13	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01837-0104	4-03086-0040	4-01842-0031	4-01918-0105
<b>Address</b>	86 BROADWAY	65 SAUNDERS STREET	87 JUSTICE AVENUE	97 HOR HARDING EXPWY SR N
<b>Neighborhood</b>	ELMHURST	REGO PARK	ELMHURST	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	155	178	109	233
<b>Year Built</b>	1964	1948	1962	1963
<b>Gross SqFt</b>	192,640	190,400	107,010	220,000
<b>Estimated Gross Income</b>	\$2,733,562	\$2,715,071	\$1,518,954	\$3,109,614
<b>Gross Income per SqFt</b>	\$14.19	\$14.26	\$14.19	\$14.13
<b>Estimated Expense</b>	\$1,585,466	\$1,264,952	\$592,763	\$1,514,226
<b>Expense SqFt</b>	\$8.23	\$6.64	\$5.54	\$6.88
<b>Net Operating Income</b>	\$1,148,096	\$1,450,119	\$926,191	\$1,595,388
<b>Full Market Value</b>	\$7,568,000	\$9,574,000	\$6,104,000	\$10,499,000
<b>Market Value per SqFt</b>	\$39.29	\$50.28	\$57.04	\$47.72
<b>Distance from Cooperative in miles</b>		1.22	0.13	0.72

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01841-0001	4-03087-0007	4-01564-0058	
<b>Address</b>	89 55 AVENUE	65 SAUNDERS STREET	41 CASE STREET	
<b>Neighborhood</b>	ELMHURST	REGO PARK	ELMHURST	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	98	109	
<b>Year Built</b>	1957	1941	1961	
<b>Gross SqFt</b>	109,796	104,778	97,266	
<b>Estimated Gross Income</b>	\$1,534,948	\$1,451,642	\$1,372,752	
<b>Gross Income per SqFt</b>	\$13.98	\$13.85	\$14.11	
<b>Estimated Expense</b>	\$752,125	\$591,167	\$642,895	
<b>Expense SqFt</b>	\$6.85	\$5.64	\$6.61	
<b>Net Operating Income</b>	\$782,823	\$860,475	\$729,857	
<b>Full Market Value</b>	\$5,135,000	\$5,625,000	\$4,801,000	
<b>Market Value per SqFt</b>	\$46.77	\$53.68	\$49.36	
<b>Distance from Cooperative in miles</b>		1.05	0.74	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01857-0038	4-01577-0001	4-01564-0058	4-02473-0031
<b>Address</b>	90 56 AVENUE	91 LAMONT AVENUE	41 CASE STREET	51 VAN KLEECK STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	109	96	109	106
<b>Year Built</b>	1962	1940	1961	1964
<b>Gross SqFt</b>	114,642	85,585	97,266	99,883
<b>Estimated Gross Income</b>	\$1,617,599	\$1,212,685	\$1,372,752	\$1,337,180
<b>Gross Income per SqFt</b>	\$14.11	\$14.17	\$14.11	\$13.39
<b>Estimated Expense</b>	\$922,031	\$597,229	\$642,895	\$628,475
<b>Expense SqFt</b>	\$8.04	\$6.98	\$6.61	\$6.29
<b>Net Operating Income</b>	\$695,568	\$615,456	\$729,857	\$708,705
<b>Full Market Value</b>	\$4,525,000	\$4,054,000	\$4,801,000	\$4,223,000
<b>Market Value per SqFt</b>	\$39.47	\$47.37	\$49.36	\$42.28
<b>Distance from Cooperative in miles</b>		0.52	0.72	0.58

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01872-0011	4-01902-0039	4-02090-0047	
<b>Address</b>	92 56 AVENUE	56 56 AVENUE	97 64 AVENUE	
<b>Neighborhood</b>	ELMHURST	ELMHURST	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	82	113	113	
<b>Year Built</b>	1962	1964	1950	
<b>Gross SqFt</b>	100,796	108,120	98,000	
<b>Estimated Gross Income</b>	\$1,491,646	\$1,650,763	\$1,450,583	
<b>Gross Income per SqFt</b>	\$14.80	\$15.27	\$14.80	
<b>Estimated Expense</b>	\$687,350	\$689,807	\$636,622	
<b>Expense SqFt</b>	\$6.82	\$6.38	\$6.50	
<b>Net Operating Income</b>	\$804,296	\$960,956	\$813,961	
<b>Full Market Value</b>	\$5,373,000	\$6,481,000	\$5,437,000	
<b>Market Value per SqFt</b>	\$53.31	\$59.94	\$55.48	
<b>Distance from Cooperative in miles</b>		0.11	0.62	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01872-0045	4-01842-0031		
<b>Address</b>	92 57 AVENUE	87 JUSTICE AVENUE		
<b>Neighborhood</b>	ELMHURST	ELMHURST		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	78	109		
<b>Year Built</b>	1965	1962		
<b>Gross SqFt</b>	100,308	107,010		
<b>Estimated Gross Income</b>	\$1,423,371	\$1,518,954		
<b>Gross Income per SqFt</b>	\$14.19	\$14.19		
<b>Estimated Expense</b>	\$593,950	\$592,763		
<b>Expense SqFt</b>	\$5.92	\$5.54		
<b>Net Operating Income</b>	\$829,421	\$926,191		
<b>Full Market Value</b>	\$5,468,000	\$6,104,000		
<b>Market Value per SqFt</b>	\$54.51	\$57.04		
<b>Distance from Cooperative in miles</b>		0.38		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01907-0001	4-01958-0026	4-03166-0095	4-03086-0040
<b>Address</b>	55 98 PLACE	58 GRANGER STREET	67 BURNS STREET	65 SAUNDERS STREET
<b>Neighborhood</b>	CORONA	CORONA	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	138	102	112	178
<b>Year Built</b>	1964	1962	1961	1948
<b>Gross SqFt</b>	149,548	86,400	109,200	190,400
<b>Estimated Gross Income</b>	\$2,143,023	\$1,269,641	\$1,564,752	\$2,715,071
<b>Gross Income per SqFt</b>	\$14.33	\$14.69	\$14.33	\$14.26
<b>Estimated Expense</b>	\$1,027,395	\$485,148	\$749,804	\$1,264,952
<b>Expense SqFt</b>	\$6.87	\$5.62	\$6.87	\$6.64
<b>Net Operating Income</b>	\$1,115,628	\$784,493	\$814,948	\$1,450,119
<b>Full Market Value</b>	\$7,378,000	\$4,380,000	\$5,388,000	\$9,574,000
<b>Market Value per SqFt</b>	\$49.34	\$50.69	\$49.34	\$50.28
<b>Distance from Cooperative in miles</b>		0.41	1.16	0.80

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01908-0001	4-01918-0107	4-01918-0075	4-01918-0108
<b>Address</b>	55 98 PLACE	97 HOR HARDING EXPWY SR N	98 57 AVENUE	97 HOR HARDING EXPWY SR N
<b>Neighborhood</b>	CORONA	CORONA	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	208	232	231	243
<b>Year Built</b>	1965	1963	1962	1963
<b>Gross SqFt</b>	225,240	235,000	234,000	235,000
<b>Estimated Gross Income</b>	\$3,052,002	\$3,209,192	\$3,170,047	\$3,170,792
<b>Gross Income per SqFt</b>	\$13.55	\$13.66	\$13.55	\$13.49
<b>Estimated Expense</b>	\$1,518,118	\$1,511,422	\$1,577,429	\$1,515,297
<b>Expense SqFt</b>	\$6.74	\$6.43	\$6.74	\$6.45
<b>Net Operating Income</b>	\$1,533,884	\$1,697,770	\$1,592,618	\$1,655,495
<b>Full Market Value</b>	\$9,956,000	\$11,050,000	\$10,335,000	\$10,728,000
<b>Market Value per SqFt</b>	\$44.20	\$47.02	\$44.17	\$45.65
<b>Distance from Cooperative in miles</b>		0.17	0.17	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01911-0001	4-03156-0133	4-01842-0031	4-01918-0105
<b>Address</b>	94 59 AVENUE	98 67 AVENUE	87 JUSTICE AVENUE	97 HOR HARDING EXPWY SR N
<b>Neighborhood</b>	ELMHURST	REGO PARK	ELMHURST	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	185	181	109	233
<b>Year Built</b>	1964	1960	1962	1963
<b>Gross SqFt</b>	161,130	177,710	107,010	220,000
<b>Estimated Gross Income</b>	\$2,286,435	\$2,971,625	\$1,518,954	\$3,109,614
<b>Gross Income per SqFt</b>	\$14.19	\$16.72	\$14.19	\$14.13
<b>Estimated Expense</b>	\$1,114,180	\$1,144,165	\$592,763	\$1,514,226
<b>Expense SqFt</b>	\$6.91	\$6.44	\$5.54	\$6.88
<b>Net Operating Income</b>	\$1,172,255	\$1,827,460	\$926,191	\$1,595,388
<b>Full Market Value</b>	\$7,727,000	\$12,646,000	\$6,104,000	\$10,499,000
<b>Market Value per SqFt</b>	\$47.96	\$71.16	\$57.04	\$47.72
<b>Distance from Cooperative in miles</b>		0.88	0.52	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01945-0001	4-02136-0033	4-03087-0007	
<b>Address</b>	99 57 AVENUE	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	
<b>Neighborhood</b>	CORONA	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	149	109	98	
<b>Year Built</b>	1962	1941	1941	
<b>Gross SqFt</b>	156,960	118,800	104,778	
<b>Estimated Gross Income</b>	\$2,183,314	\$1,660,145	\$1,451,642	
<b>Gross Income per SqFt</b>	\$13.91	\$13.97	\$13.85	
<b>Estimated Expense</b>	\$1,069,824	\$670,432	\$591,167	
<b>Expense SqFt</b>	\$6.82	\$5.64	\$5.64	
<b>Net Operating Income</b>	\$1,113,490	\$989,713	\$860,475	
<b>Full Market Value</b>	\$7,292,000	\$6,491,000	\$5,625,000	
<b>Market Value per SqFt</b>	\$46.46	\$54.64	\$53.68	
<b>Distance from Cooperative in miles</b>		0.95	0.77	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01946-0001	4-01918-0055	4-01918-0090	4-01918-0070
<b>Address</b>	99 58 AVENUE	96 57 AVENUE	98 HOR HARDING EXPWY SR N	98 57 AVENUE
<b>Neighborhood</b>	CORONA	CORONA	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	225	232	231	237
<b>Year Built</b>	1962	1962	1966	1962
<b>Gross SqFt</b>	235,440	237,443	235,000	235,000
<b>Estimated Gross Income</b>	\$3,124,289	\$3,196,620	\$3,116,993	\$3,118,225
<b>Gross Income per SqFt</b>	\$13.27	\$13.46	\$13.26	\$13.27
<b>Estimated Expense</b>	\$1,499,659	\$1,280,561	\$1,464,987	\$1,386,406
<b>Expense SqFt</b>	\$6.37	\$5.39	\$6.23	\$5.90
<b>Net Operating Income</b>	\$1,624,630	\$1,916,059	\$1,652,006	\$1,731,819
<b>Full Market Value</b>	\$10,469,000	\$12,407,000	\$10,641,000	\$11,158,000
<b>Market Value per SqFt</b>	\$44.47	\$52.25	\$45.28	\$47.48
<b>Distance from Cooperative in miles</b>		0.22	0.22	0.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01947-0001	4-03166-0095	4-03086-0040	4-02136-0033
<b>Address</b>	99 60 AVENUE	67 BURNS STREET	65 SAUNDERS STREET	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	CORONA	REGO PARK	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	136	112	178	109
<b>Year Built</b>	1961	1961	1948	1941
<b>Gross SqFt</b>	149,804	109,200	190,400	118,800
<b>Estimated Gross Income</b>	\$2,136,205	\$1,564,752	\$2,715,071	\$1,660,145
<b>Gross Income per SqFt</b>	\$14.26	\$14.33	\$14.26	\$13.97
<b>Estimated Expense</b>	\$1,089,465	\$749,804	\$1,264,952	\$670,432
<b>Expense SqFt</b>	\$7.27	\$6.87	\$6.64	\$5.64
<b>Net Operating Income</b>	\$1,046,740	\$814,948	\$1,450,119	\$989,713
<b>Full Market Value</b>	\$6,911,000	\$5,388,000	\$9,574,000	\$6,491,000
<b>Market Value per SqFt</b>	\$46.13	\$49.34	\$50.28	\$54.64
<b>Distance from Cooperative in miles</b>		0.99	0.65	0.84

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01947-0018	4-01918-0075	4-01918-0085	4-01918-0070
<b>Address</b>	99 59 AVENUE	98 57 AVENUE	98 HOR HARDING EXPWY SR N	98 57 AVENUE
<b>Neighborhood</b>	CORONA	CORONA	CORONA	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	225	231	233	237
<b>Year Built</b>	1962	1962	1966	1962
<b>Gross SqFt</b>	235,440	234,000	232,000	235,000
<b>Estimated Gross Income</b>	\$3,166,668	\$3,170,047	\$3,120,812	\$3,118,225
<b>Gross Income per SqFt</b>	\$13.45	\$13.55	\$13.45	\$13.27
<b>Estimated Expense</b>	\$1,535,834	\$1,577,429	\$1,401,078	\$1,386,406
<b>Expense SqFt</b>	\$6.52	\$6.74	\$6.04	\$5.90
<b>Net Operating Income</b>	\$1,630,834	\$1,592,618	\$1,719,734	\$1,731,819
<b>Full Market Value</b>	\$10,558,000	\$10,335,000	\$11,132,000	\$11,158,000
<b>Market Value per SqFt</b>	\$44.84	\$44.17	\$47.98	\$47.48
<b>Distance from Cooperative in miles</b>		0.25	0.25	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01948-0001	4-01958-0026	4-03083-0085	4-03079-0086
<b>Address</b>	99 60 AVENUE	58 GRANGER STREET	64 BOOTH STREET	62 SAUNDERS STREET
<b>Neighborhood</b>	CORONA	CORONA	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	102	62	60
<b>Year Built</b>	1961	1962	1937	1936
<b>Gross SqFt</b>	74,300	86,400	62,400	68,946
<b>Estimated Gross Income</b>	\$1,078,836	\$1,269,641	\$906,272	\$977,862
<b>Gross Income per SqFt</b>	\$14.52	\$14.69	\$14.52	\$14.18
<b>Estimated Expense</b>	\$528,630	\$485,148	\$380,413	\$423,585
<b>Expense SqFt</b>	\$7.11	\$5.62	\$6.10	\$6.14
<b>Net Operating Income</b>	\$550,206	\$784,493	\$525,859	\$554,277
<b>Full Market Value</b>	\$3,654,000	\$4,380,000	\$3,492,000	\$3,652,000
<b>Market Value per SqFt</b>	\$49.18	\$50.69	\$55.96	\$52.97
<b>Distance from Cooperative in miles</b>		0.22	0.60	0.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01949-0090	4-01566-0021	4-02090-0047	4-03084-0020
<b>Address</b>	59 CALLOWAY STREET	41 DENMAN STREET	97 64 AVENUE	97 QUEENS BOULEVARD
<b>Neighborhood</b>	CORONA	ELMHURST	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
<b>Total Units</b>	111	122	113	102
<b>Year Built</b>	1968	1961	1950	1941
<b>Gross SqFt</b>	101,858	99,180	98,000	106,464
<b>Estimated Gross Income</b>	\$1,507,498	\$1,500,651	\$1,450,583	\$1,531,672
<b>Gross Income per SqFt</b>	\$14.80	\$15.13	\$14.80	\$14.39
<b>Estimated Expense</b>	\$753,749	\$705,306	\$636,622	\$562,062
<b>Expense SqFt</b>	\$7.40	\$7.11	\$6.50	\$5.28
<b>Net Operating Income</b>	\$753,749	\$795,345	\$813,961	\$969,610
<b>Full Market Value</b>	\$5,035,000	\$5,350,000	\$5,437,000	\$6,187,000
<b>Market Value per SqFt</b>	\$49.43	\$53.94	\$55.48	\$58.11
<b>Distance from Cooperative in miles</b>		1.03	0.55	0.67

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01949-0106	4-02104-0001	4-03086-0040	
<b>Address</b>	58 CALLOWAY STREET	98 QUEENS BOULEVARD	65 SAUNDERS STREET	
<b>Neighborhood</b>	CORONA	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	189	206	178	
<b>Year Built</b>	1968	1952	1948	
<b>Gross SqFt</b>	169,500	204,340	190,400	
<b>Estimated Gross Income</b>	\$2,449,275	\$2,991,155	\$2,715,071	
<b>Gross Income per SqFt</b>	\$14.45	\$14.64	\$14.26	
<b>Estimated Expense</b>	\$1,249,130	\$1,495,578	\$1,264,952	
<b>Expense SqFt</b>	\$7.37	\$7.32	\$6.64	
<b>Net Operating Income</b>	\$1,200,145	\$1,495,577	\$1,450,119	
<b>Full Market Value</b>	\$7,957,000	\$9,959,000	\$9,574,000	
<b>Market Value per SqFt</b>	\$46.94	\$48.74	\$50.28	
<b>Distance from Cooperative in miles</b>		0.67	0.72	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-01964-0001	4-03156-0133	4-01958-0026	
<b>Address</b>	59 108 STREET	98 67 AVENUE	58 GRANGER STREET	
<b>Neighborhood</b>	CORONA	REGO PARK	CORONA	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	192	181	102	
<b>Year Built</b>	1965	1960	1962	
<b>Gross SqFt</b>	164,334	177,710	86,400	
<b>Estimated Gross Income</b>	\$2,581,687	\$2,971,625	\$1,269,641	
<b>Gross Income per SqFt</b>	\$15.71	\$16.72	\$14.69	
<b>Estimated Expense</b>	\$1,342,477	\$1,144,165	\$485,148	
<b>Expense SqFt</b>	\$8.17	\$6.44	\$5.62	
<b>Net Operating Income</b>	\$1,239,210	\$1,827,460	\$784,493	
<b>Full Market Value</b>	\$8,428,000	\$12,646,000	\$4,380,000	
<b>Market Value per SqFt</b>	\$51.29	\$71.16	\$50.69	
<b>Distance from Cooperative in miles</b>		0.96	0.07	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02082-0107	4-02974-0085	4-02117-0001	4-02086-0040
<b>Address</b>	61 97 STREET	62 WOODHAVEN BOULEVARD	99 66 AVENUE	62 99 STREET
<b>Neighborhood</b>	REGO PARK	MIDDLE VILLAGE	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	446	408	312	419
<b>Year Built</b>	1960	1952	1939	1960
<b>Gross SqFt</b>	395,000	319,025	338,016	503,000
<b>Estimated Gross Income</b>	\$5,348,300	\$4,643,597	\$4,578,253	\$6,303,569
<b>Gross Income per SqFt</b>	\$13.54	\$14.56	\$13.54	\$12.53
<b>Estimated Expense</b>	\$2,674,150	\$2,079,000	\$2,077,189	\$3,214,820
<b>Expense SqFt</b>	\$6.77	\$6.52	\$6.15	\$6.39
<b>Net Operating Income</b>	\$2,674,150	\$2,564,597	\$2,501,064	\$3,088,749
<b>Full Market Value</b>	\$15,549,000	\$17,045,000	\$16,227,000	\$8,603,000
<b>Market Value per SqFt</b>	\$39.36	\$53.43	\$48.01	\$17.10
<b>Distance from Cooperative in miles</b>		0.74	0.57	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02086-0050	4-03175-0001	4-02086-0040	
<b>Address</b>	97 62 DRIVE	104 QUEENS BOULEVARD	62 99 STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	1,098	1,327	419	
<b>Year Built</b>	1955	1960	1960	
<b>Gross SqFt</b>	1,076,000	1,741,458	503,000	
<b>Estimated Gross Income</b>	\$16,118,000	\$30,360,166	\$6,303,569	
<b>Gross Income per SqFt</b>	\$14.98	\$17.43	\$12.53	
<b>Estimated Expense</b>	\$8,864,900	\$12,751,270	\$3,214,820	
<b>Expense SqFt</b>	\$8.24	\$7.32	\$6.39	
<b>Net Operating Income</b>	\$7,253,100	\$17,608,896	\$3,088,749	
<b>Full Market Value</b>	\$48,636,000	\$123,174,000	\$8,603,000	
<b>Market Value per SqFt</b>	\$45.20	\$70.73	\$17.10	
<b>Distance from Cooperative in miles</b>		0.79	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02089-0041	4-03117-0017	4-03097-0038	
<b>Address</b>	97 63 DRIVE	89 63 DRIVE	64 WETHEROLE STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	45	36	56	
<b>Year Built</b>	1959	1957	1952	
<b>Gross SqFt</b>	30,672	23,100	50,400	
<b>Estimated Gross Income</b>	\$480,900	\$336,993	\$758,152	
<b>Gross Income per SqFt</b>	\$15.68	\$14.59	\$15.04	
<b>Estimated Expense</b>	\$235,641	\$144,554	\$311,197	
<b>Expense SqFt</b>	\$7.68	\$6.26	\$6.17	
<b>Net Operating Income</b>	\$245,259	\$192,439	\$446,955	
<b>Full Market Value</b>	\$1,667,000	\$1,280,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$54.35	\$55.41	\$59.54	
<b>Distance from Cooperative in miles</b>		0.50	0.27	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02093-0001	4-06809-0001	4-02086-0040	
<b>Address</b>	61 98 STREET	75 153 STREET	62 99 STREET	
<b>Neighborhood</b>	REGO PARK	FLUSHING-SOUTH	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	630	388	419	
<b>Year Built</b>	1960	2004	1960	
<b>Gross SqFt</b>	580,800	540,846	503,000	
<b>Estimated Gross Income</b>	\$8,160,240	\$8,414,662	\$6,303,569	
<b>Gross Income per SqFt</b>	\$14.05	\$15.56	\$12.53	
<b>Estimated Expense</b>	\$3,998,518	\$2,997,326	\$3,214,820	
<b>Expense SqFt</b>	\$6.88	\$5.54	\$6.39	
<b>Net Operating Income</b>	\$4,161,722	\$5,417,336	\$3,088,749	
<b>Full Market Value</b>	\$26,766,000	\$36,733,000	\$8,603,000	
<b>Market Value per SqFt</b>	\$46.08	\$67.92	\$17.10	
<b>Distance from Cooperative in miles</b>		2.55	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02093-0245	4-02974-0085	4-00117-0001	
<b>Address</b>	61 98 STREET	62 WOODHAVEN BOULEVARD	50 39 AVENUE	
<b>Neighborhood</b>	REGO PARK	MIDDLE VILLAGE	WOODSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	492	408	472	
<b>Year Built</b>	1960	1952	1931	
<b>Gross SqFt</b>	387,200	319,025	378,186	
<b>Estimated Gross Income</b>	\$5,773,152	\$4,643,597	\$5,772,272	
<b>Gross Income per SqFt</b>	\$14.91	\$14.56	\$15.26	
<b>Estimated Expense</b>	\$2,828,844	\$2,079,000	\$2,844,062	
<b>Expense SqFt</b>	\$7.31	\$6.52	\$7.52	
<b>Net Operating Income</b>	\$2,944,308	\$2,564,597	\$2,928,210	
<b>Full Market Value</b>	\$17,881,000	\$17,045,000	\$15,572,000	
<b>Market Value per SqFt</b>	\$46.18	\$53.43	\$41.18	
<b>Distance from Cooperative in miles</b>		0.86	2.99	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02099-0040	4-02115-0001	4-03086-0040	4-03156-0133
<b>Address</b>	63 98 PLACE	65 99 STREET	65 SAUNDERS STREET	98 67 AVENUE
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	144	133	178	181
<b>Year Built</b>	1948	1946	1948	1960
<b>Gross SqFt</b>	162,280	142,260	190,400	177,710
<b>Estimated Gross Income</b>	\$2,314,113	\$1,661,624	\$2,715,071	\$2,971,625
<b>Gross Income per SqFt</b>	\$14.26	\$11.68	\$14.26	\$16.72
<b>Estimated Expense</b>	\$1,077,539	\$930,971	\$1,264,952	\$1,144,165
<b>Expense SqFt</b>	\$6.64	\$6.54	\$6.64	\$6.44
<b>Net Operating Income</b>	\$1,236,574	\$730,653	\$1,450,119	\$1,827,460
<b>Full Market Value</b>	\$8,165,000	\$4,491,000	\$9,574,000	\$12,646,000
<b>Market Value per SqFt</b>	\$50.31	\$31.57	\$50.28	\$71.16
<b>Distance from Cooperative in miles</b>		0.23	0.29	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02100-0015	4-02136-0033	4-03087-0007	
<b>Address</b>	98 64 AVENUE	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	114	109	98	
<b>Year Built</b>	1949	1941	1941	
<b>Gross SqFt</b>	117,920	118,800	104,778	
<b>Estimated Gross Income</b>	\$1,640,267	\$1,660,145	\$1,451,642	
<b>Gross Income per SqFt</b>	\$13.91	\$13.97	\$13.85	
<b>Estimated Expense</b>	\$770,925	\$670,432	\$591,167	
<b>Expense SqFt</b>	\$6.54	\$5.64	\$5.64	
<b>Net Operating Income</b>	\$869,342	\$989,713	\$860,475	
<b>Full Market Value</b>	\$5,693,000	\$6,491,000	\$5,625,000	
<b>Market Value per SqFt</b>	\$48.28	\$54.64	\$53.68	
<b>Distance from Cooperative in miles</b>		0.51	0.27	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02100-0021	4-02115-0001	4-02136-0033	4-03168-0013
<b>Address</b>	98 64 AVENUE	65 99 STREET	67 YELLOWSTONE BOULEVARD	98 67 AVENUE
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	144	133	109	128
<b>Year Built</b>	1949	1946	1941	1954
<b>Gross SqFt</b>	141,920	142,260	118,800	132,724
<b>Estimated Gross Income</b>	\$1,982,622	\$1,661,624	\$1,660,145	\$1,992,925
<b>Gross Income per SqFt</b>	\$13.97	\$11.68	\$13.97	\$15.02
<b>Estimated Expense</b>	\$931,832	\$930,971	\$670,432	\$936,675
<b>Expense SqFt</b>	\$6.57	\$6.54	\$5.64	\$7.06
<b>Net Operating Income</b>	\$1,050,790	\$730,653	\$989,713	\$1,056,250
<b>Full Market Value</b>	\$6,891,000	\$4,491,000	\$6,491,000	\$5,384,000
<b>Market Value per SqFt</b>	\$48.56	\$31.57	\$54.64	\$40.57
<b>Distance from Cooperative in miles</b>		0.21	0.51	0.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02100-0029	4-02136-0033	4-03087-0007	4-02090-0026
<b>Address</b>	98 63 DRIVE	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	63 98 STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	144	109	98	129
<b>Year Built</b>	1949	1941	1941	1951
<b>Gross SqFt</b>	141,920	118,800	104,778	125,610
<b>Estimated Gross Income</b>	\$1,975,526	\$1,660,145	\$1,451,642	\$1,748,094
<b>Gross Income per SqFt</b>	\$13.92	\$13.97	\$13.85	\$13.92
<b>Estimated Expense</b>	\$928,497	\$670,432	\$591,167	\$664,582
<b>Expense SqFt</b>	\$6.54	\$5.64	\$5.64	\$5.29
<b>Net Operating Income</b>	\$1,047,029	\$989,713	\$860,475	\$1,083,512
<b>Full Market Value</b>	\$6,858,000	\$6,491,000	\$5,625,000	\$7,096,000
<b>Market Value per SqFt</b>	\$48.32	\$54.64	\$53.68	\$56.49
<b>Distance from Cooperative in miles</b>		0.51	0.27	0.13

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02101-0001	4-02115-0001	4-02136-0033	4-03168-0013
<b>Address</b>	98 64 ROAD	65 99 STREET	67 YELLOWSTONE BOULEVARD	98 67 AVENUE
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	146	133	109	128
<b>Year Built</b>	1949	1946	1941	1954
<b>Gross SqFt</b>	141,920	142,260	118,800	132,724
<b>Estimated Gross Income</b>	\$1,982,622	\$1,661,624	\$1,660,145	\$1,992,925
<b>Gross Income per SqFt</b>	\$13.97	\$11.68	\$13.97	\$15.02
<b>Estimated Expense</b>	\$931,832	\$930,971	\$670,432	\$936,675
<b>Expense SqFt</b>	\$6.57	\$6.54	\$5.64	\$7.06
<b>Net Operating Income</b>	\$1,050,790	\$730,653	\$989,713	\$1,056,250
<b>Full Market Value</b>	\$6,891,000	\$4,491,000	\$6,491,000	\$5,384,000
<b>Market Value per SqFt</b>	\$48.56	\$31.57	\$54.64	\$40.57
<b>Distance from Cooperative in miles</b>		0.17	0.47	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02101-0016	4-02115-0001	4-03168-0013	4-02136-0033
<b>Address</b>	98 64 ROAD	65 99 STREET	98 67 AVENUE	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	146	133	128	109
<b>Year Built</b>	1949	1946	1954	1941
<b>Gross SqFt</b>	141,920	142,260	132,724	118,800
<b>Estimated Gross Income</b>	\$1,982,622	\$1,661,624	\$1,992,925	\$1,660,145
<b>Gross Income per SqFt</b>	\$13.97	\$11.68	\$15.02	\$13.97
<b>Estimated Expense</b>	\$931,832	\$930,971	\$936,675	\$670,432
<b>Expense SqFt</b>	\$6.57	\$6.54	\$7.06	\$5.64
<b>Net Operating Income</b>	\$1,050,790	\$730,653	\$1,056,250	\$989,713
<b>Full Market Value</b>	\$6,891,000	\$4,491,000	\$5,384,000	\$6,491,000
<b>Market Value per SqFt</b>	\$48.56	\$31.57	\$40.57	\$54.64
<b>Distance from Cooperative in miles</b>		0.17	0.41	0.47

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02101-0024	4-02115-0001	4-03168-0013	4-02136-0033
<b>Address</b>	98 64 AVENUE	65 99 STREET	98 67 AVENUE	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	146	133	128	109
<b>Year Built</b>	1949	1946	1954	1941
<b>Gross SqFt</b>	141,920	142,260	132,724	118,800
<b>Estimated Gross Income</b>	\$1,982,622	\$1,661,624	\$1,992,925	\$1,660,145
<b>Gross Income per SqFt</b>	\$13.97	\$11.68	\$15.02	\$13.97
<b>Estimated Expense</b>	\$931,832	\$930,971	\$936,675	\$670,432
<b>Expense SqFt</b>	\$6.57	\$6.54	\$7.06	\$5.64
<b>Net Operating Income</b>	\$1,050,790	\$730,653	\$1,056,250	\$989,713
<b>Full Market Value</b>	\$6,891,000	\$4,491,000	\$5,384,000	\$6,491,000
<b>Market Value per SqFt</b>	\$48.56	\$31.57	\$40.57	\$54.64
<b>Distance from Cooperative in miles</b>		0.17	0.41	0.47

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02112-0001	4-02136-0033	4-03084-0020	4-03087-0007
<b>Address</b>	63 99 STREET	67 YELLOWSTONE BOULEVARD	97 QUEENS BOULEVARD	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	109	102	98
<b>Year Built</b>	1947	1941	1941	1941
<b>Gross SqFt</b>	115,800	118,800	106,464	104,778
<b>Estimated Gross Income</b>	\$1,617,726	\$1,660,145	\$1,531,672	\$1,451,642
<b>Gross Income per SqFt</b>	\$13.97	\$13.97	\$14.39	\$13.85
<b>Estimated Expense</b>	\$792,686	\$670,432	\$562,062	\$591,167
<b>Expense SqFt</b>	\$6.85	\$5.64	\$5.28	\$5.64
<b>Net Operating Income</b>	\$825,040	\$989,713	\$969,610	\$860,475
<b>Full Market Value</b>	\$5,411,000	\$6,491,000	\$6,187,000	\$5,625,000
<b>Market Value per SqFt</b>	\$46.73	\$54.64	\$58.11	\$53.68
<b>Distance from Cooperative in miles</b>		0.45	0.32	0.35

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02112-0014	4-02136-0033	4-02139-0001	4-03166-0095
<b>Address</b>	99 64 AVENUE	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	98	109	112	112
<b>Year Built</b>	1947	1941	1943	1961
<b>Gross SqFt</b>	114,600	118,800	111,672	109,200
<b>Estimated Gross Income</b>	\$1,642,218	\$1,660,145	\$1,816,553	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$13.97	\$16.27	\$14.33
<b>Estimated Expense</b>	\$787,302	\$670,432	\$762,952	\$749,804
<b>Expense SqFt</b>	\$6.87	\$5.64	\$6.83	\$6.87
<b>Net Operating Income</b>	\$854,916	\$989,713	\$1,053,601	\$814,948
<b>Full Market Value</b>	\$5,653,000	\$6,491,000	\$4,368,000	\$5,388,000
<b>Market Value per SqFt</b>	\$49.33	\$54.64	\$39.11	\$49.34
<b>Distance from Cooperative in miles</b>		0.45	0.61	0.60

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02112-0030	4-02136-0033	4-02139-0001	4-03166-0095
<b>Address</b>	99 64 AVENUE	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	98	109	112	112
<b>Year Built</b>	1947	1941	1943	1961
<b>Gross SqFt</b>	114,600	118,800	111,672	109,200
<b>Estimated Gross Income</b>	\$1,642,218	\$1,660,145	\$1,816,553	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$13.97	\$16.27	\$14.33
<b>Estimated Expense</b>	\$787,302	\$670,432	\$762,952	\$749,804
<b>Expense SqFt</b>	\$6.87	\$5.64	\$6.83	\$6.87
<b>Net Operating Income</b>	\$854,916	\$989,713	\$1,053,601	\$814,948
<b>Full Market Value</b>	\$5,653,000	\$6,491,000	\$4,368,000	\$5,388,000
<b>Market Value per SqFt</b>	\$49.33	\$54.64	\$39.11	\$49.34
<b>Distance from Cooperative in miles</b>		0.45	0.61	0.60

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02113-0001	4-02139-0026	4-02136-0033	4-03117-0001
<b>Address</b>	64 99 STREET	68 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	88 63 DRIVE
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	118	112	109	112
<b>Year Built</b>	1952	1941	1941	1940
<b>Gross SqFt</b>	131,340	132,960	118,800	132,000
<b>Estimated Gross Income</b>	\$1,834,820	\$2,329,576	\$1,660,145	\$1,446,083
<b>Gross Income per SqFt</b>	\$13.97	\$17.52	\$13.97	\$10.96
<b>Estimated Expense</b>	\$862,365	\$922,362	\$670,432	\$687,192
<b>Expense SqFt</b>	\$6.57	\$6.94	\$5.64	\$5.21
<b>Net Operating Income</b>	\$972,455	\$1,407,214	\$989,713	\$758,891
<b>Full Market Value</b>	\$6,378,000	\$9,858,000	\$6,491,000	\$4,224,000
<b>Market Value per SqFt</b>	\$48.56	\$74.14	\$54.64	\$32.00
<b>Distance from Cooperative in miles</b>		0.56	0.41	0.68

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02114-0001	4-02136-0033	4-03087-0007	4-02139-0001
<b>Address</b>	64 99 STREET	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	105 69 AVENUE
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	109	98	112
<b>Year Built</b>	1946	1941	1941	1943
<b>Gross SqFt</b>	114,600	118,800	104,778	111,672
<b>Estimated Gross Income</b>	\$1,600,962	\$1,660,145	\$1,451,642	\$1,816,553
<b>Gross Income per SqFt</b>	\$13.97	\$13.97	\$13.85	\$16.27
<b>Estimated Expense</b>	\$784,471	\$670,432	\$591,167	\$762,952
<b>Expense SqFt</b>	\$6.85	\$5.64	\$5.64	\$6.83
<b>Net Operating Income</b>	\$816,491	\$989,713	\$860,475	\$1,053,601
<b>Full Market Value</b>	\$4,214,000	\$6,491,000	\$5,625,000	\$4,368,000
<b>Market Value per SqFt</b>	\$36.77	\$54.64	\$53.68	\$39.11
<b>Distance from Cooperative in miles</b>		0.36	0.29	0.52

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02114-0034	4-02136-0033	4-03168-0013	
<b>Address</b>	64 102 STREET	67 YELLOWSTONE BOULEVARD	98 67 AVENUE	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	160	109	128	
<b>Year Built</b>	1952	1941	1954	
<b>Gross SqFt</b>	135,960	118,800	132,724	
<b>Estimated Gross Income</b>	\$1,971,420	\$1,660,145	\$1,992,925	
<b>Gross Income per SqFt</b>	\$14.50	\$13.97	\$15.02	
<b>Estimated Expense</b>	\$965,996	\$670,432	\$936,675	
<b>Expense SqFt</b>	\$7.11	\$5.64	\$7.06	
<b>Net Operating Income</b>	\$1,005,424	\$989,713	\$1,056,250	
<b>Full Market Value</b>	\$6,674,000	\$6,491,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$49.09	\$54.64	\$40.57	
<b>Distance from Cooperative in miles</b>		0.36	0.39	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02116-0043	4-02093-0133	4-02145-0028	
<b>Address</b>	99 66 AVENUE	62 99 STREET	62 108 STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	106	85	76	
<b>Year Built</b>	1951	1968	1955	
<b>Gross SqFt</b>	93,118	81,570	73,470	
<b>Estimated Gross Income</b>	\$1,345,000	\$1,134,050	\$1,061,858	
<b>Gross Income per SqFt</b>	\$14.44	\$13.90	\$14.45	
<b>Estimated Expense</b>	\$659,050	\$484,559	\$499,073	
<b>Expense SqFt</b>	\$7.08	\$5.94	\$6.79	
<b>Net Operating Income</b>	\$685,950	\$649,491	\$562,785	
<b>Full Market Value</b>	\$3,424,000	\$4,251,000	\$3,731,000	
<b>Market Value per SqFt</b>	\$36.77	\$52.11	\$50.78	
<b>Distance from Cooperative in miles</b>		0.46	0.43	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02116-0065	4-03156-0106	4-03097-0038	4-03086-0002
<b>Address</b>	99 66 AVENUE	94 WETHEROLE STREET	64 WETHEROLE STREET	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	53	54	56	61
<b>Year Built</b>	1954	1951	1952	1940
<b>Gross SqFt</b>	52,800	48,960	50,400	60,000
<b>Estimated Gross Income</b>	\$786,720	\$657,728	\$758,152	\$893,980
<b>Gross Income per SqFt</b>	\$14.90	\$13.43	\$15.04	\$14.90
<b>Estimated Expense</b>	\$385,493	\$342,189	\$311,197	\$346,482
<b>Expense SqFt</b>	\$7.30	\$6.99	\$6.17	\$5.77
<b>Net Operating Income</b>	\$401,227	\$315,539	\$446,955	\$547,498
<b>Full Market Value</b>	\$2,686,000	\$2,042,000	\$3,001,000	\$3,146,000
<b>Market Value per SqFt</b>	\$50.87	\$41.71	\$59.54	\$52.43
<b>Distance from Cooperative in miles</b>		0.32	0.37	0.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02124-0056	4-02144-0002	4-03169-0002	4-01958-0026
<b>Address</b>	102 63 ROAD	105 62 ROAD	99 67 ROAD	58 GRANGER STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	108	98	102
<b>Year Built</b>	1955	1956	1950	1962
<b>Gross SqFt</b>	83,420	85,908	77,904	86,400
<b>Estimated Gross Income</b>	\$1,225,440	\$1,439,880	\$859,179	\$1,269,641
<b>Gross Income per SqFt</b>	\$14.69	\$16.76	\$11.03	\$14.69
<b>Estimated Expense</b>	\$600,466	\$647,934	\$480,814	\$485,148
<b>Expense SqFt</b>	\$7.20	\$7.54	\$6.17	\$5.62
<b>Net Operating Income</b>	\$624,974	\$791,946	\$378,365	\$784,493
<b>Full Market Value</b>	\$4,165,000	\$5,484,000	\$2,272,000	\$4,380,000
<b>Market Value per SqFt</b>	\$49.93	\$63.84	\$29.16	\$50.69
<b>Distance from Cooperative in miles</b>		0.16	0.64	0.35

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02127-0018	4-02136-0033	4-03087-0007	4-03166-0095
<b>Address</b>	102 64 AVENUE	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	109	98	112
<b>Year Built</b>	1949	1941	1941	1961
<b>Gross SqFt</b>	108,000	118,800	104,778	109,200
<b>Estimated Gross Income</b>	\$1,508,760	\$1,660,145	\$1,451,642	\$1,564,752
<b>Gross Income per SqFt</b>	\$13.97	\$13.97	\$13.85	\$14.33
<b>Estimated Expense</b>	\$609,120	\$670,432	\$591,167	\$749,804
<b>Expense SqFt</b>	\$5.64	\$5.64	\$5.64	\$6.87
<b>Net Operating Income</b>	\$899,640	\$989,713	\$860,475	\$814,948
<b>Full Market Value</b>	\$5,900,000	\$6,491,000	\$5,625,000	\$5,388,000
<b>Market Value per SqFt</b>	\$54.63	\$54.64	\$53.68	\$49.34
<b>Distance from Cooperative in miles</b>		0.39	0.42	0.60

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02127-0027	4-02136-0033	4-02139-0001	4-03166-0095
<b>Address</b>	102 64 ROAD	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	109	112	112
<b>Year Built</b>	1949	1941	1943	1961
<b>Gross SqFt</b>	108,000	118,800	111,672	109,200
<b>Estimated Gross Income</b>	\$1,547,640	\$1,660,145	\$1,816,553	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$13.97	\$16.27	\$14.33
<b>Estimated Expense</b>	\$741,960	\$670,432	\$762,952	\$749,804
<b>Expense SqFt</b>	\$6.87	\$5.64	\$6.83	\$6.87
<b>Net Operating Income</b>	\$805,680	\$989,713	\$1,053,601	\$814,948
<b>Full Market Value</b>	\$5,328,000	\$6,491,000	\$4,368,000	\$5,388,000
<b>Market Value per SqFt</b>	\$49.33	\$54.64	\$39.11	\$49.34
<b>Distance from Cooperative in miles</b>		0.39	0.54	0.60

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02129-0014	4-02139-0026	4-02136-0033	4-02115-0001
<b>Address</b>	102 65 AVENUE	68 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	65 99 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	184	112	109	133
<b>Year Built</b>	1952	1941	1941	1946
<b>Gross SqFt</b>	151,700	132,960	118,800	142,260
<b>Estimated Gross Income</b>	\$2,119,249	\$2,329,576	\$1,660,145	\$1,661,624
<b>Gross Income per SqFt</b>	\$13.97	\$17.52	\$13.97	\$11.68
<b>Estimated Expense</b>	\$855,588	\$922,362	\$670,432	\$930,971
<b>Expense SqFt</b>	\$5.64	\$6.94	\$5.64	\$6.54
<b>Net Operating Income</b>	\$1,263,661	\$1,407,214	\$989,713	\$730,653
<b>Full Market Value</b>	\$7,552,000	\$9,858,000	\$6,491,000	\$4,491,000
<b>Market Value per SqFt</b>	\$49.78	\$74.14	\$54.64	\$31.57
<b>Distance from Cooperative in miles</b>		0.44	0.29	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02132-0054	4-03171-0001	4-02246-0011	4-03083-0085
<b>Address</b>	66 YELLOWSTONE BOULEVARD	101 BOOTH STREET	70 113 STREET	64 BOOTH STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	62	63	62
<b>Year Built</b>	1958	1954	1940	1937
<b>Gross SqFt</b>	62,508	61,242	64,032	62,400
<b>Estimated Gross Income</b>	\$968,874	\$949,104	\$1,106,155	\$906,272
<b>Gross Income per SqFt</b>	\$15.50	\$15.50	\$17.28	\$14.52
<b>Estimated Expense</b>	\$474,748	\$287,943	\$464,585	\$380,413
<b>Expense SqFt</b>	\$7.59	\$4.70	\$7.26	\$6.10
<b>Net Operating Income</b>	\$494,126	\$661,161	\$641,570	\$525,859
<b>Full Market Value</b>	\$3,347,000	\$4,479,000	\$4,480,000	\$3,492,000
<b>Market Value per SqFt</b>	\$53.55	\$73.14	\$69.97	\$55.96
<b>Distance from Cooperative in miles</b>		0.27	0.72	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02133-0016	4-06809-0001	4-02086-0040	
<b>Address</b>	102 66 ROAD	75 153 STREET	62 99 STREET	
<b>Neighborhood</b>	FOREST HILLS	FLUSHING-SOUTH	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	498	388	419	
<b>Year Built</b>	1964	2004	1960	
<b>Gross SqFt</b>	552,840	540,846	503,000	
<b>Estimated Gross Income</b>	\$7,767,402	\$8,414,662	\$6,303,569	
<b>Gross Income per SqFt</b>	\$14.05	\$15.56	\$12.53	
<b>Estimated Expense</b>	\$4,349,745	\$2,997,326	\$3,214,820	
<b>Expense SqFt</b>	\$7.87	\$5.54	\$6.39	
<b>Net Operating Income</b>	\$3,417,657	\$5,417,336	\$3,088,749	
<b>Full Market Value</b>	\$22,457,000	\$36,733,000	\$8,603,000	
<b>Market Value per SqFt</b>	\$40.62	\$67.92	\$17.10	
<b>Distance from Cooperative in miles</b>		2.02	0.54	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02133-0036	4-02974-0060	4-03155-0027	4-02974-0085
<b>Address</b>	66 YELLOWSTONE BOULEVARD	62 84 STREET	98 67 AVENUE	62 WOODHAVEN BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	MIDDLE VILLAGE	REGO PARK	MIDDLE VILLAGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	244	384	286	408
<b>Year Built</b>	1964	1952	1959	1952
<b>Gross SqFt</b>	272,000	292,651	275,197	319,025
<b>Estimated Gross Income</b>	\$4,060,960	\$4,370,457	\$4,805,716	\$4,643,597
<b>Gross Income per SqFt</b>	\$14.93	\$14.93	\$17.46	\$14.56
<b>Estimated Expense</b>	\$1,819,680	\$1,957,320	\$1,762,652	\$2,079,000
<b>Expense SqFt</b>	\$6.69	\$6.69	\$6.41	\$6.52
<b>Net Operating Income</b>	\$2,241,280	\$2,413,137	\$3,043,064	\$2,564,597
<b>Full Market Value</b>	\$15,013,000	\$14,641,000	\$21,300,000	\$17,045,000
<b>Market Value per SqFt</b>	\$55.19	\$50.03	\$77.40	\$53.43
<b>Distance from Cooperative in miles</b>		1.11	0.47	1.11

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02134-0032	4-02136-0033	4-03168-0013	
<b>Address</b>	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	135	109	128	
<b>Year Built</b>	1951	1941	1954	
<b>Gross SqFt</b>	141,728	118,800	132,724	
<b>Estimated Gross Income</b>	\$2,055,056	\$1,660,145	\$1,992,925	
<b>Gross Income per SqFt</b>	\$14.50	\$13.97	\$15.02	
<b>Estimated Expense</b>	\$1,027,528	\$670,432	\$936,675	
<b>Expense SqFt</b>	\$7.25	\$5.64	\$7.06	
<b>Net Operating Income</b>	\$1,027,528	\$989,713	\$1,056,250	
<b>Full Market Value</b>	\$6,446,000	\$6,491,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$45.48	\$54.64	\$40.57	
<b>Distance from Cooperative in miles</b>		0.09	0.29	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02134-0050	4-03168-0013	4-02139-0001	
<b>Address</b>	102 67 ROAD	98 67 AVENUE	105 69 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	144	128	112	
<b>Year Built</b>	1952	1954	1943	
<b>Gross SqFt</b>	127,416	132,724	111,672	
<b>Estimated Gross Income</b>	\$1,994,060	\$1,992,925	\$1,816,553	
<b>Gross Income per SqFt</b>	\$15.65	\$15.02	\$16.27	
<b>Estimated Expense</b>	\$1,096,733	\$936,675	\$762,952	
<b>Expense SqFt</b>	\$8.61	\$7.06	\$6.83	
<b>Net Operating Income</b>	\$897,327	\$1,056,250	\$1,053,601	
<b>Full Market Value</b>	\$5,796,000	\$5,384,000	\$4,368,000	
<b>Market Value per SqFt</b>	\$45.49	\$40.57	\$39.11	
<b>Distance from Cooperative in miles</b>		0.29	0.25	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02135-0036	4-02136-0033	4-03087-0007	4-02139-0001
<b>Address</b>	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	105 69 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	112	109	98	112
<b>Year Built</b>	1951	1941	1941	1943
<b>Gross SqFt</b>	103,226	118,800	104,778	111,672
<b>Estimated Gross Income</b>	\$1,442,067	\$1,660,145	\$1,451,642	\$1,816,553
<b>Gross Income per SqFt</b>	\$13.97	\$13.97	\$13.85	\$16.27
<b>Estimated Expense</b>	\$706,613	\$670,432	\$591,167	\$762,952
<b>Expense SqFt</b>	\$6.85	\$5.64	\$5.64	\$6.83
<b>Net Operating Income</b>	\$735,454	\$989,713	\$860,475	\$1,053,601
<b>Full Market Value</b>	\$4,695,000	\$6,491,000	\$5,625,000	\$4,368,000
<b>Market Value per SqFt</b>	\$45.48	\$54.64	\$53.68	\$39.11
<b>Distance from Cooperative in miles</b>		0.05	0.38	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02135-0050	4-03173-0013	4-02116-0006	4-03171-0001
<b>Address</b>	102 67 DRIVE	101 67 DRIVE	99 65 ROAD	101 BOOTH STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	61	65	62
<b>Year Built</b>	1952	1949	1949	1954
<b>Gross SqFt</b>	68,640	70,910	70,500	61,242
<b>Estimated Gross Income</b>	\$1,063,920	\$1,172,902	\$818,866	\$949,104
<b>Gross Income per SqFt</b>	\$15.50	\$16.54	\$11.62	\$15.50
<b>Estimated Expense</b>	\$521,321	\$433,537	\$413,104	\$287,943
<b>Expense SqFt</b>	\$7.60	\$6.11	\$5.86	\$4.70
<b>Net Operating Income</b>	\$542,599	\$739,365	\$405,762	\$661,161
<b>Full Market Value</b>	\$3,675,000	\$5,102,000	\$2,488,000	\$4,479,000
<b>Market Value per SqFt</b>	\$53.54	\$71.95	\$35.29	\$73.14
<b>Distance from Cooperative in miles</b>		0.15	0.22	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02136-0021	4-03173-0013	4-02116-0006	
<b>Address</b>	102 67 DRIVE	101 67 DRIVE	99 65 ROAD	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	80	61	65	
<b>Year Built</b>	1949	1949	1949	
<b>Gross SqFt</b>	78,030	70,910	70,500	
<b>Estimated Gross Income</b>	\$1,098,662	\$1,172,902	\$818,866	
<b>Gross Income per SqFt</b>	\$14.08	\$16.54	\$11.62	
<b>Estimated Expense</b>	\$467,400	\$433,537	\$413,104	
<b>Expense SqFt</b>	\$5.99	\$6.11	\$5.86	
<b>Net Operating Income</b>	\$631,262	\$739,365	\$405,762	
<b>Full Market Value</b>	\$4,151,000	\$5,102,000	\$2,488,000	
<b>Market Value per SqFt</b>	\$53.20	\$71.95	\$35.29	
<b>Distance from Cooperative in miles</b>		0.12	0.27	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02136-0051	4-02136-0033	4-02139-0001	4-03087-0007
<b>Address</b>	103 68 AVENUE	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	65 SAUNDERS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	107	109	112	98
<b>Year Built</b>	1953	1941	1943	1941
<b>Gross SqFt</b>	102,472	118,800	111,672	104,778
<b>Estimated Gross Income</b>	\$1,431,534	\$1,660,145	\$1,816,553	\$1,451,642
<b>Gross Income per SqFt</b>	\$13.97	\$13.97	\$16.27	\$13.85
<b>Estimated Expense</b>	\$577,942	\$670,432	\$762,952	\$591,167
<b>Expense SqFt</b>	\$5.64	\$5.64	\$6.83	\$5.64
<b>Net Operating Income</b>	\$853,592	\$989,713	\$1,053,601	\$860,475
<b>Full Market Value</b>	\$5,598,000	\$6,491,000	\$4,368,000	\$5,625,000
<b>Market Value per SqFt</b>	\$54.63	\$54.64	\$39.11	\$53.68
<b>Distance from Cooperative in miles</b>		0.00	0.16	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02137-0013	4-03169-0002	4-03173-0013	4-02211-0018
<b>Address</b>	103 68 AVENUE	99 67 ROAD	101 67 DRIVE	68 108 STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	86	98	61	56
<b>Year Built</b>	1949	1950	1949	1929
<b>Gross SqFt</b>	72,223	77,904	70,910	70,110
<b>Estimated Gross Income</b>	\$1,115,156	\$859,179	\$1,172,902	\$1,036,338
<b>Gross Income per SqFt</b>	\$15.44	\$11.03	\$16.54	\$14.78
<b>Estimated Expense</b>	\$546,426	\$480,814	\$433,537	\$381,707
<b>Expense SqFt</b>	\$7.57	\$6.17	\$6.11	\$5.44
<b>Net Operating Income</b>	\$568,730	\$378,365	\$739,365	\$654,631
<b>Full Market Value</b>	\$3,847,000	\$2,272,000	\$5,102,000	\$4,371,000
<b>Market Value per SqFt</b>	\$53.27	\$29.16	\$71.95	\$62.34
<b>Distance from Cooperative in miles</b>		0.24	0.12	0.16

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02139-0007	4-02134-0013	4-02135-0059	4-02134-0001
<b>Address</b>	104 68 DRIVE	102 67 AVENUE	102 67 DRIVE	67 102 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	111	123	135	126
<b>Year Built</b>	1956	1963	1960	1963
<b>Gross SqFt</b>	126,000	135,400	138,700	139,236
<b>Estimated Gross Income</b>	\$1,774,080	\$1,907,104	\$1,901,038	\$2,043,973
<b>Gross Income per SqFt</b>	\$14.08	\$14.08	\$13.71	\$14.68
<b>Estimated Expense</b>	\$826,560	\$888,507	\$911,215	\$856,840
<b>Expense SqFt</b>	\$6.56	\$6.56	\$6.57	\$6.15
<b>Net Operating Income</b>	\$947,520	\$1,018,597	\$989,823	\$1,187,133
<b>Full Market Value</b>	\$6,219,000	\$6,696,000	\$5,747,000	\$7,912,000
<b>Market Value per SqFt</b>	\$49.36	\$49.45	\$41.43	\$56.82
<b>Distance from Cooperative in miles</b>		0.25	0.20	0.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02140-0021	4-03086-0040	4-03156-0133	
<b>Address</b>	69 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	156	178	181	
<b>Year Built</b>	1942	1948	1960	
<b>Gross SqFt</b>	191,000	190,400	177,710	
<b>Estimated Gross Income</b>	\$2,958,590	\$2,715,071	\$2,971,625	
<b>Gross Income per SqFt</b>	\$15.49	\$14.26	\$16.72	
<b>Estimated Expense</b>	\$1,449,709	\$1,264,952	\$1,144,165	
<b>Expense SqFt</b>	\$7.59	\$6.64	\$6.44	
<b>Net Operating Income</b>	\$1,508,881	\$1,450,119	\$1,827,460	
<b>Full Market Value</b>	\$10,217,000	\$9,574,000	\$12,646,000	
<b>Market Value per SqFt</b>	\$53.49	\$50.28	\$71.16	
<b>Distance from Cooperative in miles</b>		0.57	0.47	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02141-0001	4-02136-0033	4-02238-0019	4-03168-0013
<b>Address</b>	69 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	72 112 STREET	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	127	109	118	128
<b>Year Built</b>	1942	1941	1939	1954
<b>Gross SqFt</b>	154,400	118,800	137,500	132,724
<b>Estimated Gross Income</b>	\$2,319,088	\$1,660,145	\$2,237,093	\$1,992,925
<b>Gross Income per SqFt</b>	\$15.02	\$13.97	\$16.27	\$15.02
<b>Estimated Expense</b>	\$1,090,064	\$670,432	\$939,579	\$936,675
<b>Expense SqFt</b>	\$7.06	\$5.64	\$6.83	\$7.06
<b>Net Operating Income</b>	\$1,229,024	\$989,713	\$1,297,514	\$1,056,250
<b>Full Market Value</b>	\$8,248,000	\$6,491,000	\$8,913,000	\$5,384,000
<b>Market Value per SqFt</b>	\$53.42	\$54.64	\$64.82	\$40.57
<b>Distance from Cooperative in miles</b>		0.25	0.51	0.40

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02144-0020	4-03086-0002	4-03097-0038	
<b>Address</b>	105 62 DRIVE	65 SAUNDERS STREET	64 WETHEROLE STREET	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	63	61	56	
<b>Year Built</b>	1956	1940	1952	
<b>Gross SqFt</b>	54,996	60,000	50,400	
<b>Estimated Gross Income</b>	\$870,990	\$893,980	\$758,152	
<b>Gross Income per SqFt</b>	\$15.84	\$14.90	\$15.04	
<b>Estimated Expense</b>	\$426,785	\$346,482	\$311,197	
<b>Expense SqFt</b>	\$7.76	\$5.77	\$6.17	
<b>Net Operating Income</b>	\$444,205	\$547,498	\$446,955	
<b>Full Market Value</b>	\$2,638,000	\$3,146,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$47.97	\$52.43	\$59.54	
<b>Distance from Cooperative in miles</b>		0.61	0.72	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02148-0001	4-02103-0001	4-02102-0001	
<b>Address</b>	63 YELLOWSTONE BOULEVARD	98 65 ROAD	64 98 STREET	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	295	240	302	
<b>Year Built</b>	1950	1938	1938	
<b>Gross SqFt</b>	288,711	255,400	312,876	
<b>Estimated Gross Income</b>	\$4,259,700	\$3,804,111	\$4,466,823	
<b>Gross Income per SqFt</b>	\$14.75	\$14.89	\$14.28	
<b>Estimated Expense</b>	\$2,087,253	\$1,442,843	\$1,712,866	
<b>Expense SqFt</b>	\$7.23	\$5.65	\$5.47	
<b>Net Operating Income</b>	\$2,172,447	\$2,361,268	\$2,753,957	
<b>Full Market Value</b>	\$14,497,000	\$14,800,000	\$18,191,000	
<b>Market Value per SqFt</b>	\$50.21	\$57.95	\$58.14	
<b>Distance from Cooperative in miles</b>		0.40	0.39	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02150-0001	4-03155-0027	4-02974-0060	4-02103-0001
<b>Address</b>	64 YELLOWSTONE BOULEVARD	98 67 AVENUE	62 84 STREET	98 65 ROAD
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	MIDDLE VILLAGE	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	295	286	384	240
<b>Year Built</b>	1950	1959	1952	1938
<b>Gross SqFt</b>	273,771	275,197	292,651	255,400
<b>Estimated Gross Income</b>	\$4,087,401	\$4,805,716	\$4,370,457	\$3,804,111
<b>Gross Income per SqFt</b>	\$14.93	\$17.46	\$14.93	\$14.89
<b>Estimated Expense</b>	\$1,831,528	\$1,762,652	\$1,957,320	\$1,442,843
<b>Expense SqFt</b>	\$6.69	\$6.41	\$6.69	\$5.65
<b>Net Operating Income</b>	\$2,255,873	\$3,043,064	\$2,413,137	\$2,361,268
<b>Full Market Value</b>	\$15,111,000	\$21,300,000	\$14,641,000	\$14,800,000
<b>Market Value per SqFt</b>	\$55.20	\$77.40	\$50.03	\$57.95
<b>Distance from Cooperative in miles</b>		0.64	1.18	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02151-0101	4-03100-0014	4-02115-0001	4-03168-0013
<b>Address</b>	65 YELLOWSTONE BOULEVARD	65 WETHEROLE STREET	65 99 STREET	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	180	144	133	128
<b>Year Built</b>	1949	1963	1946	1954
<b>Gross SqFt</b>	156,108	144,444	142,260	132,724
<b>Estimated Gross Income</b>	\$2,344,742	\$2,540,800	\$1,661,624	\$1,992,925
<b>Gross Income per SqFt</b>	\$15.02	\$17.59	\$11.68	\$15.02
<b>Estimated Expense</b>	\$1,102,122	\$1,041,728	\$930,971	\$936,675
<b>Expense SqFt</b>	\$7.06	\$7.21	\$6.54	\$7.06
<b>Net Operating Income</b>	\$1,242,620	\$1,499,072	\$730,653	\$1,056,250
<b>Full Market Value</b>	\$8,339,000	\$10,511,000	\$4,491,000	\$5,384,000
<b>Market Value per SqFt</b>	\$53.42	\$72.77	\$31.57	\$40.57
<b>Distance from Cooperative in miles</b>		0.58	0.24	0.50

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02151-0127	4-02153-0025	4-02116-0006	
<b>Address</b>	65 108 STREET	66 108 STREET	99 65 ROAD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	81	71	65	
<b>Year Built</b>	1954	1939	1949	
<b>Gross SqFt</b>	85,427	75,084	70,500	
<b>Estimated Gross Income</b>	\$1,267,598	\$1,271,803	\$818,866	
<b>Gross Income per SqFt</b>	\$14.84	\$16.94	\$11.62	
<b>Estimated Expense</b>	\$621,123	\$449,561	\$413,104	
<b>Expense SqFt</b>	\$7.27	\$5.99	\$5.86	
<b>Net Operating Income</b>	\$646,475	\$822,242	\$405,762	
<b>Full Market Value</b>	\$4,322,000	\$5,710,000	\$2,488,000	
<b>Market Value per SqFt</b>	\$50.59	\$76.05	\$35.29	
<b>Distance from Cooperative in miles</b>		0.10	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02152-0101	4-02136-0033	4-02139-0001	4-03166-0095
<b>Address</b>	105 66 AVENUE	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	109	112	112
<b>Year Built</b>	1949	1941	1943	1961
<b>Gross SqFt</b>	109,800	118,800	111,672	109,200
<b>Estimated Gross Income</b>	\$1,573,434	\$1,660,145	\$1,816,553	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$13.97	\$16.27	\$14.33
<b>Estimated Expense</b>	\$754,326	\$670,432	\$762,952	\$749,804
<b>Expense SqFt</b>	\$6.87	\$5.64	\$6.83	\$6.87
<b>Net Operating Income</b>	\$819,108	\$989,713	\$1,053,601	\$814,948
<b>Full Market Value</b>	\$5,417,000	\$6,491,000	\$4,368,000	\$5,388,000
<b>Market Value per SqFt</b>	\$49.34	\$54.64	\$39.11	\$49.34
<b>Distance from Cooperative in miles</b>		0.27	0.40	0.55

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02152-0106	4-03085-0055	4-03097-0038	
<b>Address</b>	105 65 ROAD	64 BOOTH STREET	64 WETHEROLE STREET	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	52	56	
<b>Year Built</b>	1950	1954	1952	
<b>Gross SqFt</b>	43,308	42,450	50,400	
<b>Estimated Gross Income</b>	\$695,093	\$723,661	\$758,152	
<b>Gross Income per SqFt</b>	\$16.05	\$17.05	\$15.04	
<b>Estimated Expense</b>	\$287,132	\$300,525	\$311,197	
<b>Expense SqFt</b>	\$6.63	\$7.08	\$6.17	
<b>Net Operating Income</b>	\$407,961	\$423,136	\$446,955	
<b>Full Market Value</b>	\$2,792,000	\$2,238,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$64.47	\$52.72	\$59.54	
<b>Distance from Cooperative in miles</b>		0.57	0.61	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02152-0133	4-03169-0002	4-02153-0025	4-03173-0013
<b>Address</b>	65 108 STREET	99 67 ROAD	66 108 STREET	101 67 DRIVE
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	90	98	71	61
<b>Year Built</b>	1950	1950	1939	1949
<b>Gross SqFt</b>	77,400	77,904	75,084	70,910
<b>Estimated Gross Income</b>	\$1,280,196	\$859,179	\$1,271,803	\$1,172,902
<b>Gross Income per SqFt</b>	\$16.54	\$11.03	\$16.94	\$16.54
<b>Estimated Expense</b>	\$588,890	\$480,814	\$449,561	\$433,537
<b>Expense SqFt</b>	\$7.61	\$6.17	\$5.99	\$6.11
<b>Net Operating Income</b>	\$691,306	\$378,365	\$822,242	\$739,365
<b>Full Market Value</b>	\$4,770,000	\$2,272,000	\$5,710,000	\$5,102,000
<b>Market Value per SqFt</b>	\$61.63	\$29.16	\$76.05	\$71.95
<b>Distance from Cooperative in miles</b>		0.46	0.05	0.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02153-0001	4-03086-0040	4-03156-0133	
<b>Address</b>	105 66 ROAD	65 SAUNDERS STREET	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	200	178	181	
<b>Year Built</b>	1950	1948	1960	
<b>Gross SqFt</b>	183,115	190,400	177,710	
<b>Estimated Gross Income</b>	\$2,836,451	\$2,715,071	\$2,971,625	
<b>Gross Income per SqFt</b>	\$15.49	\$14.26	\$16.72	
<b>Estimated Expense</b>	\$1,197,572	\$1,264,952	\$1,144,165	
<b>Expense SqFt</b>	\$6.54	\$6.64	\$6.44	
<b>Net Operating Income</b>	\$1,638,879	\$1,450,119	\$1,827,460	
<b>Full Market Value</b>	\$10,558,000	\$9,574,000	\$12,646,000	
<b>Market Value per SqFt</b>	\$57.66	\$50.28	\$71.16	
<b>Distance from Cooperative in miles</b>		0.46	0.51	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02154-0001	4-03086-0040	4-02104-0001	4-03322-0040
<b>Address</b>	66 YELLOWSTONE BOULEVARD	65 SAUNDERS STREET	98 QUEENS BOULEVARD	83 118 STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	246	178	206	186
<b>Year Built</b>	1950	1948	1952	1940
<b>Gross SqFt</b>	222,030	190,400	204,340	212,202
<b>Estimated Gross Income</b>	\$3,250,519	\$2,715,071	\$2,991,155	\$3,166,383
<b>Gross Income per SqFt</b>	\$14.64	\$14.26	\$14.64	\$14.92
<b>Estimated Expense</b>	\$1,445,415	\$1,264,952	\$1,495,578	\$1,376,816
<b>Expense SqFt</b>	\$6.51	\$6.64	\$7.32	\$6.49
<b>Net Operating Income</b>	\$1,805,104	\$1,450,119	\$1,495,577	\$1,789,567
<b>Full Market Value</b>	\$11,969,000	\$9,574,000	\$9,959,000	\$11,983,000
<b>Market Value per SqFt</b>	\$53.91	\$50.28	\$48.74	\$56.47
<b>Distance from Cooperative in miles</b>		0.48	0.40	1.80

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02155-0001	4-02974-0060	4-02104-0001	
<b>Address</b>	67 YELLOWSTONE BOULEVARD	62 84 STREET	98 QUEENS BOULEVARD	
<b>Neighborhood</b>	FOREST HILLS	MIDDLE VILLAGE	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	276	384	206	
<b>Year Built</b>	1950	1952	1952	
<b>Gross SqFt</b>	244,368	292,651	204,340	
<b>Estimated Gross Income</b>	\$3,614,203	\$4,370,457	\$2,991,155	
<b>Gross Income per SqFt</b>	\$14.79	\$14.93	\$14.64	
<b>Estimated Expense</b>	\$1,612,829	\$1,957,320	\$1,495,578	
<b>Expense SqFt</b>	\$6.60	\$6.69	\$7.32	
<b>Net Operating Income</b>	\$2,001,374	\$2,413,137	\$1,495,577	
<b>Full Market Value</b>	\$13,174,000	\$14,641,000	\$9,959,000	
<b>Market Value per SqFt</b>	\$53.91	\$50.03	\$48.74	
<b>Distance from Cooperative in miles</b>		1.23	0.41	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02156-0001	4-02139-0001	4-03166-0095	
<b>Address</b>	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	112	112	
<b>Year Built</b>	1947	1943	1961	
<b>Gross SqFt</b>	118,096	111,672	109,200	
<b>Estimated Gross Income</b>	\$1,806,869	\$1,816,553	\$1,564,752	
<b>Gross Income per SqFt</b>	\$15.30	\$16.27	\$14.33	
<b>Estimated Expense</b>	\$808,958	\$762,952	\$749,804	
<b>Expense SqFt</b>	\$6.85	\$6.83	\$6.87	
<b>Net Operating Income</b>	\$997,911	\$1,053,601	\$814,948	
<b>Full Market Value</b>	\$6,734,000	\$4,368,000	\$5,388,000	
<b>Market Value per SqFt</b>	\$57.02	\$39.11	\$49.34	
<b>Distance from Cooperative in miles</b>		0.21	0.44	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02156-0014	4-03086-0040	4-02104-0001	4-03322-0040
<b>Address</b>	67 108 STREET	65 SAUNDERS STREET	98 QUEENS BOULEVARD	83 118 STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	204	178	206	186
<b>Year Built</b>	1949	1948	1952	1940
<b>Gross SqFt</b>	213,850	190,400	204,340	212,202
<b>Estimated Gross Income</b>	\$3,130,764	\$2,715,071	\$2,991,155	\$3,166,383
<b>Gross Income per SqFt</b>	\$14.64	\$14.26	\$14.64	\$14.92
<b>Estimated Expense</b>	\$1,392,164	\$1,264,952	\$1,495,578	\$1,376,816
<b>Expense SqFt</b>	\$6.51	\$6.64	\$7.32	\$6.49
<b>Net Operating Income</b>	\$1,738,600	\$1,450,119	\$1,495,577	\$1,789,567
<b>Full Market Value</b>	\$11,574,000	\$9,574,000	\$9,959,000	\$11,983,000
<b>Market Value per SqFt</b>	\$54.12	\$50.28	\$48.74	\$56.47
<b>Distance from Cooperative in miles</b>		0.49	0.42	1.71

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02157-0001	4-02136-0033	4-02139-0001	4-03166-0095
<b>Address</b>	67 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	127	109	112	112
<b>Year Built</b>	1948	1941	1943	1961
<b>Gross SqFt</b>	115,566	118,800	111,672	109,200
<b>Estimated Gross Income</b>	\$1,656,061	\$1,660,145	\$1,816,553	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$13.97	\$16.27	\$14.33
<b>Estimated Expense</b>	\$793,938	\$670,432	\$762,952	\$749,804
<b>Expense SqFt</b>	\$6.87	\$5.64	\$6.83	\$6.87
<b>Net Operating Income</b>	\$862,123	\$989,713	\$1,053,601	\$814,948
<b>Full Market Value</b>	\$5,701,000	\$6,491,000	\$4,368,000	\$5,388,000
<b>Market Value per SqFt</b>	\$49.33	\$54.64	\$39.11	\$49.34
<b>Distance from Cooperative in miles</b>		0.13	0.17	0.42

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02157-0015	4-03086-0040	4-02104-0001	4-02974-0060
<b>Address</b>	67 108 STREET	65 SAUNDERS STREET	98 QUEENS BOULEVARD	62 84 STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	MIDDLE VILLAGE
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	204	178	206	384
<b>Year Built</b>	1949	1948	1952	1952
<b>Gross SqFt</b>	234,958	190,400	204,340	292,651
<b>Estimated Gross Income</b>	\$3,439,785	\$2,715,071	\$2,991,155	\$4,370,457
<b>Gross Income per SqFt</b>	\$14.64	\$14.26	\$14.64	\$14.93
<b>Estimated Expense</b>	\$1,891,882	\$1,264,952	\$1,495,578	\$1,957,320
<b>Expense SqFt</b>	\$8.05	\$6.64	\$7.32	\$6.69
<b>Net Operating Income</b>	\$1,547,903	\$1,450,119	\$1,495,577	\$2,413,137
<b>Full Market Value</b>	\$10,305,000	\$9,574,000	\$9,959,000	\$14,641,000
<b>Market Value per SqFt</b>	\$43.86	\$50.28	\$48.74	\$50.03
<b>Distance from Cooperative in miles</b>		0.51	0.45	1.24

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02158-0028	4-02211-0018	4-02224-0016	
<b>Address</b>	68 108 STREET	68 108 STREET	108 71 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	50	56	66	
<b>Year Built</b>	1931	1929	1940	
<b>Gross SqFt</b>	74,532	70,110	65,500	
<b>Estimated Gross Income</b>	\$1,057,609	\$1,036,338	\$891,078	
<b>Gross Income per SqFt</b>	\$14.19	\$14.78	\$13.60	
<b>Estimated Expense</b>	\$417,379	\$381,707	\$377,499	
<b>Expense SqFt</b>	\$5.60	\$5.44	\$5.76	
<b>Net Operating Income</b>	\$640,230	\$654,631	\$513,579	
<b>Full Market Value</b>	\$4,220,000	\$4,371,000	\$3,206,000	
<b>Market Value per SqFt</b>	\$56.62	\$62.34	\$48.95	
<b>Distance from Cooperative in miles</b>		0.10	0.40	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02162-0122	4-09719-0002	4-02117-0001	
<b>Address</b>	61 COLONIAL AVENUE	84 141 STREET	99 66 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	BRIARWOOD	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	424	291	312	
<b>Year Built</b>	1965	1958	1939	
<b>Gross SqFt</b>	428,836	357,885	338,016	
<b>Estimated Gross Income</b>	\$5,604,887	\$4,505,364	\$4,578,253	
<b>Gross Income per SqFt</b>	\$13.07	\$12.59	\$13.54	
<b>Estimated Expense</b>	\$2,746,395	\$2,257,493	\$2,077,189	
<b>Expense SqFt</b>	\$6.40	\$6.31	\$6.15	
<b>Net Operating Income</b>	\$2,858,492	\$2,247,871	\$2,501,064	
<b>Full Market Value</b>	\$18,315,000	\$14,216,000	\$16,227,000	
<b>Market Value per SqFt</b>	\$42.71	\$39.72	\$48.01	
<b>Distance from Cooperative in miles</b>		2.32	0.72	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02166-0001	4-02138-0043	4-02136-0033	4-03169-0002
<b>Address</b>	62 108 STREET	104 68 DRIVE	67 YELLOWSTONE BOULEVARD	99 67 ROAD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	104	109	98
<b>Year Built</b>	1959	1942	1941	1950
<b>Gross SqFt</b>	98,130	97,200	118,800	77,904
<b>Estimated Gross Income</b>	\$1,370,876	\$1,633,985	\$1,660,145	\$859,179
<b>Gross Income per SqFt</b>	\$13.97	\$16.81	\$13.97	\$11.03
<b>Estimated Expense</b>	\$671,729	\$754,286	\$670,432	\$480,814
<b>Expense SqFt</b>	\$6.85	\$7.76	\$5.64	\$6.17
<b>Net Operating Income</b>	\$699,147	\$879,699	\$989,713	\$378,365
<b>Full Market Value</b>	\$4,585,000	\$6,096,000	\$6,491,000	\$2,272,000
<b>Market Value per SqFt</b>	\$46.72	\$62.72	\$54.64	\$29.16
<b>Distance from Cooperative in miles</b>		0.72	0.64	0.80

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02166-0016	4-02144-0002	4-02138-0043	4-03087-0007
<b>Address</b>	108 62 DRIVE	105 62 ROAD	104 68 DRIVE	65 SAUNDERS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	108	104	98
<b>Year Built</b>	1963	1956	1942	1941
<b>Gross SqFt</b>	99,613	85,908	97,200	104,778
<b>Estimated Gross Income</b>	\$1,669,514	\$1,439,880	\$1,633,985	\$1,451,642
<b>Gross Income per SqFt</b>	\$16.76	\$16.76	\$16.81	\$13.85
<b>Estimated Expense</b>	\$818,062	\$647,934	\$754,286	\$591,167
<b>Expense SqFt</b>	\$8.21	\$7.54	\$7.76	\$5.64
<b>Net Operating Income</b>	\$851,452	\$791,946	\$879,699	\$860,475
<b>Full Market Value</b>	\$5,895,000	\$5,484,000	\$6,096,000	\$5,625,000
<b>Market Value per SqFt</b>	\$59.18	\$63.84	\$62.72	\$53.68
<b>Distance from Cooperative in miles</b>		0.14	0.72	0.73

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02166-0039	4-02144-0002	4-02138-0043	4-03173-0055
<b>Address</b>	108 63 AVENUE	105 62 ROAD	104 68 DRIVE	103 68 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	108	104	80
<b>Year Built</b>	1963	1956	1942	1957
<b>Gross SqFt</b>	99,613	85,908	97,200	84,174
<b>Estimated Gross Income</b>	\$1,674,495	\$1,439,880	\$1,633,985	\$1,529,432
<b>Gross Income per SqFt</b>	\$16.81	\$16.76	\$16.81	\$18.17
<b>Estimated Expense</b>	\$820,503	\$647,934	\$754,286	\$622,386
<b>Expense SqFt</b>	\$8.24	\$7.54	\$7.76	\$7.39
<b>Net Operating Income</b>	\$853,992	\$791,946	\$879,699	\$907,046
<b>Full Market Value</b>	\$5,918,000	\$5,484,000	\$6,096,000	\$6,412,000
<b>Market Value per SqFt</b>	\$59.41	\$63.84	\$62.72	\$76.18
<b>Distance from Cooperative in miles</b>		0.14	0.72	0.74

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02167-0001	4-02144-0002	4-02136-0033	4-03166-0095
<b>Address</b>	63 108 STREET	105 62 ROAD	67 YELLOWSTONE BOULEVARD	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	108	109	112
<b>Year Built</b>	1956	1956	1941	1961
<b>Gross SqFt</b>	98,085	85,908	118,800	109,200
<b>Estimated Gross Income</b>	\$1,405,558	\$1,439,880	\$1,660,145	\$1,564,752
<b>Gross Income per SqFt</b>	\$14.33	\$16.76	\$13.97	\$14.33
<b>Estimated Expense</b>	\$688,723	\$647,934	\$670,432	\$749,804
<b>Expense SqFt</b>	\$7.02	\$7.54	\$5.64	\$6.87
<b>Net Operating Income</b>	\$716,835	\$791,946	\$989,713	\$814,948
<b>Full Market Value</b>	\$4,740,000	\$5,484,000	\$6,491,000	\$5,388,000
<b>Market Value per SqFt</b>	\$48.33	\$63.84	\$54.64	\$49.34
<b>Distance from Cooperative in miles</b>		0.17	0.59	0.85

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02172-0001	4-03169-0002	4-02144-0002	4-02136-0033
<b>Address</b>	65 108 STREET	99 67 ROAD	105 62 ROAD	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	98	108	109
<b>Year Built</b>	1949	1950	1956	1941
<b>Gross SqFt</b>	90,816	77,904	85,908	118,800
<b>Estimated Gross Income</b>	\$1,268,700	\$859,179	\$1,439,880	\$1,660,145
<b>Gross Income per SqFt</b>	\$13.97	\$11.03	\$16.76	\$13.97
<b>Estimated Expense</b>	\$621,663	\$480,814	\$647,934	\$670,432
<b>Expense SqFt</b>	\$6.85	\$6.17	\$7.54	\$5.64
<b>Net Operating Income</b>	\$647,037	\$378,365	\$791,946	\$989,713
<b>Full Market Value</b>	\$4,243,000	\$2,272,000	\$5,484,000	\$6,491,000
<b>Market Value per SqFt</b>	\$46.72	\$29.16	\$63.84	\$54.64
<b>Distance from Cooperative in miles</b>		0.59	0.38	0.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02173-0001	4-02153-0025	4-03169-0002	
<b>Address</b>	65 108 STREET	66 108 STREET	99 67 ROAD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	84	71	98	
<b>Year Built</b>	1950	1939	1950	
<b>Gross SqFt</b>	78,001	75,084	77,904	
<b>Estimated Gross Income</b>	\$1,186,620	\$1,271,803	\$859,179	
<b>Gross Income per SqFt</b>	\$15.21	\$16.94	\$11.03	
<b>Estimated Expense</b>	\$533,979	\$449,561	\$480,814	
<b>Expense SqFt</b>	\$6.85	\$5.99	\$6.17	
<b>Net Operating Income</b>	\$652,641	\$822,242	\$378,365	
<b>Full Market Value</b>	\$4,397,000	\$5,710,000	\$2,272,000	
<b>Market Value per SqFt</b>	\$56.37	\$76.05	\$29.16	
<b>Distance from Cooperative in miles</b>		0.13	0.56	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02184-0011	4-06683-0017	4-03347-0054	
<b>Address</b>	110 64 AVENUE	147 75 AVENUE	78 KEW FOREST LANE	
<b>Neighborhood</b>	FOREST HILLS	FLUSHING-SOUTH	FOREST HILLS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	54	48	48	
<b>Year Built</b>	1950	1950	1920	
<b>Gross SqFt</b>	43,824	38,908	43,636	
<b>Estimated Gross Income</b>	\$626,245	\$583,572	\$560,936	
<b>Gross Income per SqFt</b>	\$14.29	\$15.00	\$12.85	
<b>Estimated Expense</b>	\$306,860	\$268,078	\$247,290	
<b>Expense SqFt</b>	\$7.00	\$6.89	\$5.67	
<b>Net Operating Income</b>	\$319,385	\$315,494	\$313,646	
<b>Full Market Value</b>	\$2,111,000	\$2,116,000	\$1,998,000	
<b>Market Value per SqFt</b>	\$48.17	\$54.38	\$45.79	
<b>Distance from Cooperative in miles</b>		1.64	1.51	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02186-0002	4-03104-0023	4-06701-0001	4-03094-0005
<b>Address</b>	111 66 AVENUE	63 AUSTIN STREET	150 72 ROAD	63 AUSTIN STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	FLUSHING-SOUTH	REGO PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	138	84	144	95
<b>Year Built</b>	1949	1950	1950	1948
<b>Gross SqFt</b>	105,201	75,246	116,784	72,000
<b>Estimated Gross Income</b>	\$1,567,495	\$1,074,963	\$1,739,846	\$1,133,100
<b>Gross Income per SqFt</b>	\$14.90	\$14.29	\$14.90	\$15.74
<b>Estimated Expense</b>	\$815,097	\$411,563	\$798,870	\$402,968
<b>Expense SqFt</b>	\$7.75	\$5.47	\$6.84	\$5.60
<b>Net Operating Income</b>	\$752,398	\$663,400	\$940,976	\$730,132
<b>Full Market Value</b>	\$5,037,000	\$4,384,000	\$6,299,000	\$4,968,000
<b>Market Value per SqFt</b>	\$47.88	\$58.26	\$53.94	\$69.00
<b>Distance from Cooperative in miles</b>		0.95	1.56	1.08

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02186-0038	4-03104-0023	4-03094-0005	
<b>Address</b>	111 66 AVENUE	63 AUSTIN STREET	63 AUSTIN STREET	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	87	84	95	
<b>Year Built</b>	1949	1950	1948	
<b>Gross SqFt</b>	62,043	75,246	72,000	
<b>Estimated Gross Income</b>	\$931,886	\$1,074,963	\$1,133,100	
<b>Gross Income per SqFt</b>	\$15.02	\$14.29	\$15.74	
<b>Estimated Expense</b>	\$484,581	\$411,563	\$402,968	
<b>Expense SqFt</b>	\$7.81	\$5.47	\$5.60	
<b>Net Operating Income</b>	\$447,305	\$663,400	\$730,132	
<b>Full Market Value</b>	\$3,001,000	\$4,384,000	\$4,968,000	
<b>Market Value per SqFt</b>	\$48.37	\$58.26	\$69.00	
<b>Distance from Cooperative in miles</b>		0.95	1.08	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02186-0075	4-06680-0001	4-06679-0006	4-06682-0018
<b>Address</b>	111 66 AVENUE	147 72 ROAD	147 72 ROAD	147 73 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	96	96	72	72
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	70,107	77,856	58,392	58,392
<b>Estimated Gross Income</b>	\$1,045,295	\$1,181,617	\$864,209	\$870,626
<b>Gross Income per SqFt</b>	\$14.91	\$15.18	\$14.80	\$14.91
<b>Estimated Expense</b>	\$512,195	\$539,067	\$396,762	\$401,129
<b>Expense SqFt</b>	\$7.31	\$6.92	\$6.79	\$6.87
<b>Net Operating Income</b>	\$533,100	\$642,550	\$467,447	\$469,497
<b>Full Market Value</b>	\$3,565,000	\$4,325,000	\$3,123,000	\$3,144,000
<b>Market Value per SqFt</b>	\$50.85	\$55.55	\$53.48	\$53.84
<b>Distance from Cooperative in miles</b>		1.39	1.36	1.45

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02186-0088	4-03083-0079	4-03349-0039	4-03335-0030
<b>Address</b>	111 66 ROAD	95 64 ROAD	119 80 ROAD	80 AUSTIN STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	45	32	27	48
<b>Year Built</b>	1949	1993	1929	1930
<b>Gross SqFt</b>	33,831	27,907	31,704	35,790
<b>Estimated Gross Income</b>	\$522,689	\$533,199	\$351,220	\$552,924
<b>Gross Income per SqFt</b>	\$15.45	\$19.11	\$11.08	\$15.45
<b>Estimated Expense</b>	\$271,798	\$167,968	\$156,025	\$258,900
<b>Expense SqFt</b>	\$8.03	\$6.02	\$4.92	\$7.23
<b>Net Operating Income</b>	\$250,891	\$365,231	\$195,195	\$294,024
<b>Full Market Value</b>	\$1,698,000	\$2,612,000	\$1,174,000	\$1,990,000
<b>Market Value per SqFt</b>	\$50.19	\$93.60	\$37.03	\$55.60
<b>Distance from Cooperative in miles</b>		0.97	1.44	1.42

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02211-0001	4-02238-0019	4-03168-0013	
<b>Address</b>	68 YELLOWSTONE BOULEVARD	72 112 STREET	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	131	118	128	
<b>Year Built</b>	1949	1939	1954	
<b>Gross SqFt</b>	147,136	137,500	132,724	
<b>Estimated Gross Income</b>	\$2,302,678	\$2,237,093	\$1,992,925	
<b>Gross Income per SqFt</b>	\$15.65	\$16.27	\$15.02	
<b>Estimated Expense</b>	\$1,022,595	\$939,579	\$936,675	
<b>Expense SqFt</b>	\$6.95	\$6.83	\$7.06	
<b>Net Operating Income</b>	\$1,280,083	\$1,297,514	\$1,056,250	
<b>Full Market Value</b>	\$8,696,000	\$8,913,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$59.10	\$64.82	\$40.57	
<b>Distance from Cooperative in miles</b>		0.54	0.43	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02212-0001	4-02139-0001	4-02138-0043	4-03166-0095
<b>Address</b>	69 YELLOWSTONE BOULEVARD	105 69 AVENUE	104 68 DRIVE	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	99	112	104	112
<b>Year Built</b>	1939	1943	1942	1961
<b>Gross SqFt</b>	110,184	111,672	97,200	109,200
<b>Estimated Gross Income</b>	\$1,792,690	\$1,816,553	\$1,633,985	\$1,564,752
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$16.81	\$14.33
<b>Estimated Expense</b>	\$824,637	\$762,952	\$754,286	\$749,804
<b>Expense SqFt</b>	\$7.48	\$6.83	\$7.76	\$6.87
<b>Net Operating Income</b>	\$968,053	\$1,053,601	\$879,699	\$814,948
<b>Full Market Value</b>	\$6,650,000	\$4,368,000	\$6,096,000	\$5,388,000
<b>Market Value per SqFt</b>	\$60.35	\$39.11	\$62.72	\$49.34
<b>Distance from Cooperative in miles</b>		0.12	0.15	0.43

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02212-0014	4-03086-0040	4-03156-0133	
<b>Address</b>	69 108 STREET	65 SAUNDERS STREET	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	141	178	181	
<b>Year Built</b>	1953	1948	1960	
<b>Gross SqFt</b>	185,650	190,400	177,710	
<b>Estimated Gross Income</b>	\$2,875,720	\$2,715,071	\$2,971,625	
<b>Gross Income per SqFt</b>	\$15.49	\$14.26	\$16.72	
<b>Estimated Expense</b>	\$1,409,103	\$1,264,952	\$1,144,165	
<b>Expense SqFt</b>	\$7.59	\$6.64	\$6.44	
<b>Net Operating Income</b>	\$1,466,617	\$1,450,119	\$1,827,460	
<b>Full Market Value</b>	\$9,931,000	\$9,574,000	\$12,646,000	
<b>Market Value per SqFt</b>	\$53.49	\$50.28	\$71.16	
<b>Distance from Cooperative in miles</b>		0.64	0.55	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02214-0001	4-02136-0033	4-03168-0013	
<b>Address</b>	106 QUEENS BOULEVARD	67 YELLOWSTONE BOULEVARD	98 67 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	128	109	128	
<b>Year Built</b>	1946	1941	1954	
<b>Gross SqFt</b>	152,000	118,800	132,724	
<b>Estimated Gross Income</b>	\$2,283,040	\$1,660,145	\$1,992,925	
<b>Gross Income per SqFt</b>	\$15.02	\$13.97	\$15.02	
<b>Estimated Expense</b>	\$1,118,690	\$670,432	\$936,675	
<b>Expense SqFt</b>	\$7.36	\$5.64	\$7.06	
<b>Net Operating Income</b>	\$1,164,350	\$989,713	\$1,056,250	
<b>Full Market Value</b>	\$7,814,000	\$6,491,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$51.41	\$54.64	\$40.57	
<b>Distance from Cooperative in miles</b>		0.32	0.48	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02214-0019	4-02238-0019	4-03168-0013	4-02139-0001
<b>Address</b>	69 108 STREET	72 112 STREET	98 67 AVENUE	105 69 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	124	118	128	112
<b>Year Built</b>	1951	1939	1954	1943
<b>Gross SqFt</b>	132,750	137,500	132,724	111,672
<b>Estimated Gross Income</b>	\$2,159,840	\$2,237,093	\$1,992,925	\$1,816,553
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$15.02	\$16.27
<b>Estimated Expense</b>	\$993,526	\$939,579	\$936,675	\$762,952
<b>Expense SqFt</b>	\$7.48	\$6.83	\$7.06	\$6.83
<b>Net Operating Income</b>	\$1,166,314	\$1,297,514	\$1,056,250	\$1,053,601
<b>Full Market Value</b>	\$8,012,000	\$8,913,000	\$5,384,000	\$4,368,000
<b>Market Value per SqFt</b>	\$60.35	\$64.82	\$40.57	\$39.11
<b>Distance from Cooperative in miles</b>		0.43	0.48	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02215-0001	4-02974-0060	4-02974-0085	4-03155-0027
<b>Address</b>	70 108 STREET	62 84 STREET	62 WOODHAVEN BOULEVARD	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	MIDDLE VILLAGE	MIDDLE VILLAGE	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	254	384	408	286
<b>Year Built</b>	1962	1952	1952	1959
<b>Gross SqFt</b>	321,400	292,651	319,025	275,197
<b>Estimated Gross Income</b>	\$4,798,502	\$4,370,457	\$4,643,597	\$4,805,716
<b>Gross Income per SqFt</b>	\$14.93	\$14.93	\$14.56	\$17.46
<b>Estimated Expense</b>	\$2,150,166	\$1,957,320	\$2,079,000	\$1,762,652
<b>Expense SqFt</b>	\$6.69	\$6.69	\$6.52	\$6.41
<b>Net Operating Income</b>	\$2,648,336	\$2,413,137	\$2,564,597	\$3,043,064
<b>Full Market Value</b>	\$17,740,000	\$14,641,000	\$17,045,000	\$21,300,000
<b>Market Value per SqFt</b>	\$55.20	\$50.03	\$53.43	\$77.40
<b>Distance from Cooperative in miles</b>		1.40	1.40	0.65

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02217-0001	4-02211-0018	4-02225-0006	4-02153-0025
<b>Address</b>	68 108 STREET	68 108 STREET	109 QUEENS BOULEVARD	66 108 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	56	65	71
<b>Year Built</b>	1939	1929	1936	1939
<b>Gross SqFt</b>	71,838	70,110	72,800	75,084
<b>Estimated Gross Income</b>	\$1,128,860	\$1,036,338	\$1,095,680	\$1,271,803
<b>Gross Income per SqFt</b>	\$15.71	\$14.78	\$15.05	\$16.94
<b>Estimated Expense</b>	\$553,141	\$381,707	\$423,906	\$449,561
<b>Expense SqFt</b>	\$7.70	\$5.44	\$5.82	\$5.99
<b>Net Operating Income</b>	\$575,719	\$654,631	\$671,774	\$822,242
<b>Full Market Value</b>	\$3,915,000	\$4,371,000	\$4,512,000	\$5,710,000
<b>Market Value per SqFt</b>	\$54.50	\$62.34	\$61.98	\$76.05
<b>Distance from Cooperative in miles</b>		0.12	0.38	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02218-0001	4-02224-0016	4-02225-0006	4-02153-0025
<b>Address</b>	68 108 STREET	108 71 AVENUE	109 QUEENS BOULEVARD	66 108 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	85	66	65	71
<b>Year Built</b>	1940	1940	1936	1939
<b>Gross SqFt</b>	76,200	65,500	72,800	75,084
<b>Estimated Gross Income</b>	\$1,136,900	\$891,078	\$1,095,680	\$1,271,803
<b>Gross Income per SqFt</b>	\$14.92	\$13.60	\$15.05	\$16.94
<b>Estimated Expense</b>	\$522,974	\$377,499	\$423,906	\$449,561
<b>Expense SqFt</b>	\$6.86	\$5.76	\$5.82	\$5.99
<b>Net Operating Income</b>	\$613,926	\$513,579	\$671,774	\$822,242
<b>Full Market Value</b>	\$4,111,000	\$3,206,000	\$4,512,000	\$5,710,000
<b>Market Value per SqFt</b>	\$53.95	\$48.95	\$61.98	\$76.05
<b>Distance from Cooperative in miles</b>		0.28	0.33	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02219-0001	4-02211-0018	4-02225-0006	
<b>Address</b>	69 108 STREET	68 108 STREET	109 QUEENS BOULEVARD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	73	56	65	
<b>Year Built</b>	1939	1929	1936	
<b>Gross SqFt</b>	77,000	70,110	72,800	
<b>Estimated Gross Income</b>	\$1,148,840	\$1,036,338	\$1,095,680	
<b>Gross Income per SqFt</b>	\$14.92	\$14.78	\$15.05	
<b>Estimated Expense</b>	\$562,932	\$381,707	\$423,906	
<b>Expense SqFt</b>	\$7.31	\$5.44	\$5.82	
<b>Net Operating Income</b>	\$585,908	\$654,631	\$671,774	
<b>Full Market Value</b>	\$3,924,000	\$4,371,000	\$4,512,000	
<b>Market Value per SqFt</b>	\$50.96	\$62.34	\$61.98	
<b>Distance from Cooperative in miles</b>		0.12	0.29	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02223-0001	4-02139-0026	4-02238-0019	4-03168-0013
<b>Address</b>	70 108 STREET	68 YELLOWSTONE BOULEVARD	72 112 STREET	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	112	118	128
<b>Year Built</b>	1966	1941	1939	1954
<b>Gross SqFt</b>	141,900	132,960	137,500	132,724
<b>Estimated Gross Income</b>	\$2,308,710	\$2,329,576	\$2,237,093	\$1,992,925
<b>Gross Income per SqFt</b>	\$16.27	\$17.52	\$16.27	\$15.02
<b>Estimated Expense</b>	\$1,062,007	\$922,362	\$939,579	\$936,675
<b>Expense SqFt</b>	\$7.48	\$6.94	\$6.83	\$7.06
<b>Net Operating Income</b>	\$1,246,703	\$1,407,214	\$1,297,514	\$1,056,250
<b>Full Market Value</b>	\$8,564,000	\$9,858,000	\$8,913,000	\$5,384,000
<b>Market Value per SqFt</b>	\$60.35	\$74.14	\$64.82	\$40.57
<b>Distance from Cooperative in miles</b>		0.32	0.28	0.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02223-0020	4-02139-0001	4-02238-0019	4-03166-0095
<b>Address</b>	108 70 ROAD	105 69 AVENUE	72 112 STREET	67 BURNS STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	127	112	118	112
<b>Year Built</b>	1964	1943	1939	1961
<b>Gross SqFt</b>	119,287	111,672	137,500	109,200
<b>Estimated Gross Income</b>	\$1,940,800	\$1,816,553	\$2,237,093	\$1,564,752
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$16.27	\$14.33
<b>Estimated Expense</b>	\$892,768	\$762,952	\$939,579	\$749,804
<b>Expense SqFt</b>	\$7.48	\$6.83	\$6.83	\$6.87
<b>Net Operating Income</b>	\$1,048,032	\$1,053,601	\$1,297,514	\$814,948
<b>Full Market Value</b>	\$7,200,000	\$4,368,000	\$8,913,000	\$5,388,000
<b>Market Value per SqFt</b>	\$60.36	\$39.11	\$64.82	\$49.34
<b>Distance from Cooperative in miles</b>		0.32	0.28	0.58

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02223-0038	4-02139-0001	4-03166-0095	4-02138-0043
<b>Address</b>	108 71 AVENUE	105 69 AVENUE	67 BURNS STREET	104 68 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	106	112	112	104
<b>Year Built</b>	1966	1943	1961	1942
<b>Gross SqFt</b>	109,057	111,672	109,200	97,200
<b>Estimated Gross Income</b>	\$1,774,357	\$1,816,553	\$1,564,752	\$1,633,985
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$14.33	\$16.81
<b>Estimated Expense</b>	\$869,435	\$762,952	\$749,804	\$754,286
<b>Expense SqFt</b>	\$7.97	\$6.83	\$6.87	\$7.76
<b>Net Operating Income</b>	\$904,922	\$1,053,601	\$814,948	\$879,699
<b>Full Market Value</b>	\$5,545,000	\$4,368,000	\$5,388,000	\$6,096,000
<b>Market Value per SqFt</b>	\$50.84	\$39.11	\$49.34	\$62.72
<b>Distance from Cooperative in miles</b>		0.32	0.58	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02224-0048	4-02234-0031	4-02224-0016	
<b>Address</b>	109 71 ROAD	110 71 AVENUE	108 71 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	53	49	66	
<b>Year Built</b>	1951	1940	1940	
<b>Gross SqFt</b>	49,363	49,664	65,500	
<b>Estimated Gross Income</b>	\$724,649	\$782,740	\$891,078	
<b>Gross Income per SqFt</b>	\$14.68	\$15.76	\$13.60	
<b>Estimated Expense</b>	\$281,863	\$280,427	\$377,499	
<b>Expense SqFt</b>	\$5.71	\$5.65	\$5.76	
<b>Net Operating Income</b>	\$442,786	\$502,313	\$513,579	
<b>Full Market Value</b>	\$2,950,000	\$3,418,000	\$3,206,000	
<b>Market Value per SqFt</b>	\$59.76	\$68.82	\$48.95	
<b>Distance from Cooperative in miles</b>		0.12	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02225-0019	4-02213-0018	4-02146-0028	
<b>Address</b>	71 110 STREET	69 108 STREET	63 108 STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	84	56	76	
<b>Year Built</b>	1949	1928	1955	
<b>Gross SqFt</b>	80,282	69,352	82,730	
<b>Estimated Gross Income</b>	\$1,249,188	\$1,166,138	\$1,182,969	
<b>Gross Income per SqFt</b>	\$15.56	\$16.81	\$14.30	
<b>Estimated Expense</b>	\$547,523	\$548,085	\$555,995	
<b>Expense SqFt</b>	\$6.82	\$7.90	\$6.72	
<b>Net Operating Income</b>	\$701,665	\$618,053	\$626,974	
<b>Full Market Value</b>	\$4,758,000	\$3,951,000	\$4,143,000	
<b>Market Value per SqFt</b>	\$59.27	\$56.97	\$50.08	
<b>Distance from Cooperative in miles</b>		0.27	1.04	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02234-0001	4-02224-0016	4-02225-0006	4-02226-0001
<b>Address</b>	110 71 ROAD	108 71 AVENUE	109 QUEENS BOULEVARD	109 QUEENS BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	66	65	76
<b>Year Built</b>	1957	1940	1936	1939
<b>Gross SqFt</b>	79,734	65,500	72,800	90,000
<b>Estimated Gross Income</b>	\$1,199,997	\$891,078	\$1,095,680	\$1,531,917
<b>Gross Income per SqFt</b>	\$15.05	\$13.60	\$15.05	\$17.02
<b>Estimated Expense</b>	\$464,052	\$377,499	\$423,906	\$499,374
<b>Expense SqFt</b>	\$5.82	\$5.76	\$5.82	\$5.55
<b>Net Operating Income</b>	\$735,945	\$513,579	\$671,774	\$1,032,543
<b>Full Market Value</b>	\$4,942,000	\$3,206,000	\$4,512,000	\$7,180,000
<b>Market Value per SqFt</b>	\$61.98	\$48.95	\$61.98	\$79.78
<b>Distance from Cooperative in miles</b>		0.12	0.11	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02234-0006	4-02238-0019	4-03086-0040	
<b>Address</b>	110 71 AVENUE	72 112 STREET	65 SAUNDERS STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	200	118	178	
<b>Year Built</b>	1951	1939	1948	
<b>Gross SqFt</b>	161,250	137,500	190,400	
<b>Estimated Gross Income</b>	\$2,462,290	\$2,237,093	\$2,715,071	
<b>Gross Income per SqFt</b>	\$15.27	\$16.27	\$14.26	
<b>Estimated Expense</b>	\$1,206,522	\$939,579	\$1,264,952	
<b>Expense SqFt</b>	\$7.48	\$6.83	\$6.64	
<b>Net Operating Income</b>	\$1,255,768	\$1,297,514	\$1,450,119	
<b>Full Market Value</b>	\$8,198,000	\$8,913,000	\$9,574,000	
<b>Market Value per SqFt</b>	\$50.84	\$64.82	\$50.28	
<b>Distance from Cooperative in miles</b>		0.19	0.97	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02234-0038	4-02136-0033	4-02139-0001	4-02138-0043
<b>Address</b>	110 71 ROAD	67 YELLOWSTONE BOULEVARD	105 69 AVENUE	104 68 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	98	109	112	104
<b>Year Built</b>	1952	1941	1943	1942
<b>Gross SqFt</b>	111,750	118,800	111,672	97,200
<b>Estimated Gross Income</b>	\$1,814,820	\$1,660,145	\$1,816,553	\$1,633,985
<b>Gross Income per SqFt</b>	\$16.24	\$13.97	\$16.27	\$16.81
<b>Estimated Expense</b>	\$834,817	\$670,432	\$762,952	\$754,286
<b>Expense SqFt</b>	\$7.47	\$5.64	\$6.83	\$7.76
<b>Net Operating Income</b>	\$980,003	\$989,713	\$1,053,601	\$879,699
<b>Full Market Value</b>	\$6,728,000	\$6,491,000	\$4,368,000	\$6,096,000
<b>Market Value per SqFt</b>	\$60.21	\$54.64	\$39.11	\$62.72
<b>Distance from Cooperative in miles</b>		0.58	0.44	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02235-0001	4-02213-0018	4-02224-0028	4-02265-0079
<b>Address</b>	110 72 AVENUE	69 108 STREET	108 71 AVENUE	75 113 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	62	56	60	92
<b>Year Built</b>	1966	1928	1950	1951
<b>Gross SqFt</b>	76,770	69,352	63,074	60,025
<b>Estimated Gross Income</b>	\$1,288,200	\$1,166,138	\$1,069,085	\$1,004,858
<b>Gross Income per SqFt</b>	\$16.78	\$16.81	\$16.95	\$16.74
<b>Estimated Expense</b>	\$631,218	\$548,085	\$418,801	\$424,393
<b>Expense SqFt</b>	\$8.22	\$7.90	\$6.64	\$7.07
<b>Net Operating Income</b>	\$656,982	\$618,053	\$650,284	\$580,465
<b>Full Market Value</b>	\$4,550,000	\$3,951,000	\$4,516,000	\$4,018,000
<b>Market Value per SqFt</b>	\$59.27	\$56.97	\$71.60	\$66.94
<b>Distance from Cooperative in miles</b>		0.34	0.13	0.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02235-0004	4-02104-0001	4-09712-0102	4-03156-0133
<b>Address</b>	110 71 ROAD	98 QUEENS BOULEVARD	141 85 ROAD	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	BRIARWOOD	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	188	206	252	181
<b>Year Built</b>	1956	1952	1951	1960
<b>Gross SqFt</b>	215,735	204,340	179,072	177,710
<b>Estimated Gross Income</b>	\$3,412,920	\$2,991,155	\$3,453,402	\$2,971,625
<b>Gross Income per SqFt</b>	\$15.82	\$14.64	\$19.28	\$16.72
<b>Estimated Expense</b>	\$1,569,943	\$1,495,578	\$1,501,106	\$1,144,165
<b>Expense SqFt</b>	\$7.28	\$7.32	\$8.38	\$6.44
<b>Net Operating Income</b>	\$1,842,977	\$1,495,577	\$1,952,296	\$1,827,460
<b>Full Market Value</b>	\$12,559,000	\$9,959,000	\$13,992,000	\$12,646,000
<b>Market Value per SqFt</b>	\$58.21	\$48.74	\$78.14	\$71.16
<b>Distance from Cooperative in miles</b>		0.96	1.54	0.90

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02235-0025	4-02238-0019	4-03272-0001	4-03168-0013
<b>Address</b>	110 71 ROAD	72 112 STREET	150 GREENWAY TERRACE	98 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	133	118	96	128
<b>Year Built</b>	1957	1939	1941	1954
<b>Gross SqFt</b>	141,656	137,500	139,142	132,724
<b>Estimated Gross Income</b>	\$2,304,740	\$2,237,093	\$2,364,431	\$1,992,925
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$16.99	\$15.02
<b>Estimated Expense</b>	\$1,060,180	\$939,579	\$858,895	\$936,675
<b>Expense SqFt</b>	\$7.48	\$6.83	\$6.17	\$7.06
<b>Net Operating Income</b>	\$1,244,560	\$1,297,514	\$1,505,536	\$1,056,250
<b>Full Market Value</b>	\$8,550,000	\$8,913,000	\$10,463,000	\$5,384,000
<b>Market Value per SqFt</b>	\$60.36	\$64.82	\$75.20	\$40.57
<b>Distance from Cooperative in miles</b>		0.14	0.41	0.80

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02235-0038	4-02224-0016	4-02246-0011	4-02225-0001
<b>Address</b>	71 112 STREET	108 71 AVENUE	70 113 STREET	109 72 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	66	63	67
<b>Year Built</b>	1961	1940	1940	1939
<b>Gross SqFt</b>	54,000	65,500	64,032	61,930
<b>Estimated Gross Income</b>	\$891,540	\$891,078	\$1,106,155	\$1,069,036
<b>Gross Income per SqFt</b>	\$16.51	\$13.60	\$17.28	\$17.26
<b>Estimated Expense</b>	\$410,108	\$377,499	\$464,585	\$375,221
<b>Expense SqFt</b>	\$7.59	\$5.76	\$7.26	\$6.06
<b>Net Operating Income</b>	\$481,432	\$513,579	\$641,570	\$693,815
<b>Full Market Value</b>	\$3,320,000	\$3,206,000	\$4,480,000	\$4,843,000
<b>Market Value per SqFt</b>	\$61.48	\$48.95	\$69.97	\$78.20
<b>Distance from Cooperative in miles</b>		0.13	0.13	0.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02236-0001	4-02265-0079	4-03075-0023	4-02145-0028
<b>Address</b>	72 110 STREET	75 113 STREET	92 QUEENS BOULEVARD	62 108 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	56	92	65	76
<b>Year Built</b>	1948	1951	1948	1955
<b>Gross SqFt</b>	60,500	60,025	68,700	73,470
<b>Estimated Gross Income</b>	\$955,295	\$1,004,858	\$1,018,778	\$1,061,858
<b>Gross Income per SqFt</b>	\$15.79	\$16.74	\$14.83	\$14.45
<b>Estimated Expense</b>	\$468,095	\$424,393	\$489,957	\$499,073
<b>Expense SqFt</b>	\$7.74	\$7.07	\$7.13	\$6.79
<b>Net Operating Income</b>	\$487,200	\$580,465	\$528,821	\$562,785
<b>Full Market Value</b>	\$3,231,000	\$4,018,000	\$3,534,000	\$3,731,000
<b>Market Value per SqFt</b>	\$53.40	\$66.94	\$51.44	\$50.78
<b>Distance from Cooperative in miles</b>		0.29	1.65	1.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02236-0033	4-02236-0012	4-02145-0028	4-02136-0013
<b>Address</b>	72 112 STREET	110 72 AVENUE	62 108 STREET	102 67 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	68	108	76	81
<b>Year Built</b>	1955	1951	1955	1960
<b>Gross SqFt</b>	78,733	104,644	73,470	70,000
<b>Estimated Gross Income</b>	\$1,198,316	\$1,673,508	\$1,061,858	\$1,178,861
<b>Gross Income per SqFt</b>	\$15.22	\$15.99	\$14.45	\$16.84
<b>Estimated Expense</b>	\$551,225	\$620,678	\$499,073	\$480,117
<b>Expense SqFt</b>	\$7.00	\$5.93	\$6.79	\$6.86
<b>Net Operating Income</b>	\$647,091	\$1,052,830	\$562,785	\$698,744
<b>Full Market Value</b>	\$4,360,000	\$7,198,000	\$3,731,000	\$4,845,000
<b>Market Value per SqFt</b>	\$55.38	\$68.79	\$50.78	\$69.21
<b>Distance from Cooperative in miles</b>		0.00	1.15	0.66

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02236-0043	4-02238-0019	4-09666-0080	4-02226-0001
<b>Address</b>	110 72 ROAD	72 112 STREET	137 83 AVENUE	109 QUEENS BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	BRIARWOOD	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	121	118	144	76
<b>Year Built</b>	1940	1939	1952	1939
<b>Gross SqFt</b>	126,670	137,500	126,552	90,000
<b>Estimated Gross Income</b>	\$2,059,650	\$2,237,093	\$1,990,223	\$1,531,917
<b>Gross Income per SqFt</b>	\$16.26	\$16.27	\$15.73	\$17.02
<b>Estimated Expense</b>	\$947,439	\$939,579	\$815,991	\$499,374
<b>Expense SqFt</b>	\$7.48	\$6.83	\$6.45	\$5.55
<b>Net Operating Income</b>	\$1,112,211	\$1,297,514	\$1,174,232	\$1,032,543
<b>Full Market Value</b>	\$7,639,000	\$8,913,000	\$7,986,000	\$7,180,000
<b>Market Value per SqFt</b>	\$60.31	\$64.82	\$63.10	\$79.78
<b>Distance from Cooperative in miles</b>		0.09	1.15	0.08

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02237-0001	4-02974-0085	4-02102-0001	4-02974-0060
<b>Address</b>	110 QUEENS BOULEVARD	62 WOODHAVEN BOULEVARD	64 98 STREET	62 84 STREET
<b>Neighborhood</b>	FOREST HILLS	MIDDLE VILLAGE	REGO PARK	MIDDLE VILLAGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	410	408	302	384
<b>Year Built</b>	1965	1952	1938	1952
<b>Gross SqFt</b>	524,895	319,025	312,876	292,651
<b>Estimated Gross Income</b>	\$7,642,471	\$4,643,597	\$4,466,823	\$4,370,457
<b>Gross Income per SqFt</b>	\$14.56	\$14.56	\$14.28	\$14.93
<b>Estimated Expense</b>	\$3,422,315	\$2,079,000	\$1,712,866	\$1,957,320
<b>Expense SqFt</b>	\$6.52	\$6.52	\$5.47	\$6.69
<b>Net Operating Income</b>	\$4,220,156	\$2,564,597	\$2,753,957	\$2,413,137
<b>Full Market Value</b>	\$28,048,000	\$17,045,000	\$18,191,000	\$14,641,000
<b>Market Value per SqFt</b>	\$53.44	\$53.43	\$58.14	\$50.03
<b>Distance from Cooperative in miles</b>		1.72	1.12	1.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02238-0001	4-02238-0019	4-03322-0040	
<b>Address</b>	110 QUEENS BOULEVARD	72 112 STREET	83 118 STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	166	118	186	
<b>Year Built</b>	1951	1939	1940	
<b>Gross SqFt</b>	192,510	137,500	212,202	
<b>Estimated Gross Income</b>	\$2,872,250	\$2,237,093	\$3,166,383	
<b>Gross Income per SqFt</b>	\$14.92	\$16.27	\$14.92	
<b>Estimated Expense</b>	\$1,407,403	\$939,579	\$1,376,816	
<b>Expense SqFt</b>	\$7.31	\$6.83	\$6.49	
<b>Net Operating Income</b>	\$1,464,847	\$1,297,514	\$1,789,567	
<b>Full Market Value</b>	\$8,532,000	\$8,913,000	\$11,983,000	
<b>Market Value per SqFt</b>	\$44.32	\$64.82	\$56.47	
<b>Distance from Cooperative in miles</b>		0.00	1.03	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02248-0074	4-02224-0016		
<b>Address</b>	112 72 ROAD	108 71 AVENUE		
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	61	66		
<b>Year Built</b>	1940	1940		
<b>Gross SqFt</b>	64,003	65,500		
<b>Estimated Gross Income</b>	\$1,035,023	\$891,078		
<b>Gross Income per SqFt</b>	\$16.17	\$13.60		
<b>Estimated Expense</b>	\$476,111	\$377,499		
<b>Expense SqFt</b>	\$7.44	\$5.76		
<b>Net Operating Income</b>	\$558,912	\$513,579		
<b>Full Market Value</b>	\$3,832,000	\$3,206,000		
<b>Market Value per SqFt</b>	\$59.87	\$48.95		
<b>Distance from Cooperative in miles</b>		0.27		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02250-0001	4-02236-0012	4-02113-0034	
<b>Address</b>	72 112 STREET	110 72 AVENUE	99 64 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	88	108	132	
<b>Year Built</b>	1969	1951	1952	
<b>Gross SqFt</b>	105,280	104,644	119,985	
<b>Estimated Gross Income</b>	\$1,638,157	\$1,673,508	\$1,813,691	
<b>Gross Income per SqFt</b>	\$15.56	\$15.99	\$15.12	
<b>Estimated Expense</b>	\$686,426	\$620,678	\$852,435	
<b>Expense SqFt</b>	\$6.52	\$5.93	\$7.10	
<b>Net Operating Income</b>	\$951,731	\$1,052,830	\$961,256	
<b>Full Market Value</b>	\$6,454,000	\$7,198,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$61.30	\$68.79	\$44.87	
<b>Distance from Cooperative in miles</b>		0.11	1.14	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02251-0002	4-02238-0019	4-02136-0033	4-02139-0026
<b>Address</b>	72 113 STREET	72 112 STREET	67 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	174	118	109	112
<b>Year Built</b>	1950	1939	1941	1941
<b>Gross SqFt</b>	122,606	137,500	118,800	132,960
<b>Estimated Gross Income</b>	\$1,994,800	\$2,237,093	\$1,660,145	\$2,329,576
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$13.97	\$17.52
<b>Estimated Expense</b>	\$977,452	\$939,579	\$670,432	\$922,362
<b>Expense SqFt</b>	\$7.97	\$6.83	\$5.64	\$6.94
<b>Net Operating Income</b>	\$1,017,348	\$1,297,514	\$989,713	\$1,407,214
<b>Full Market Value</b>	\$6,989,000	\$8,913,000	\$6,491,000	\$9,858,000
<b>Market Value per SqFt</b>	\$57.00	\$64.82	\$54.64	\$74.14
<b>Distance from Cooperative in miles</b>		0.14	0.83	0.69

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02251-0027	4-02238-0019	4-09666-0080	4-09663-0020
<b>Address</b>	113 72 ROAD	72 112 STREET	137 83 AVENUE	81 135 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	118	144	138
<b>Year Built</b>	1941	1939	1952	1949
<b>Gross SqFt</b>	123,000	137,500	126,552	102,500
<b>Estimated Gross Income</b>	\$2,001,210	\$2,237,093	\$1,990,223	\$1,759,113
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$15.73	\$17.16
<b>Estimated Expense</b>	\$980,593	\$939,579	\$815,991	\$810,541
<b>Expense SqFt</b>	\$7.97	\$6.83	\$6.45	\$7.91
<b>Net Operating Income</b>	\$1,020,617	\$1,297,514	\$1,174,232	\$948,572
<b>Full Market Value</b>	\$7,011,000	\$8,913,000	\$7,986,000	\$5,938,000
<b>Market Value per SqFt</b>	\$57.00	\$64.82	\$63.10	\$57.93
<b>Distance from Cooperative in miles</b>		0.14	0.98	0.76

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02251-0054	4-02238-0019	4-02136-0033	
<b>Address</b>	72 113 STREET	72 112 STREET	67 YELLOWSTONE BOULEVARD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	179	118	109	
<b>Year Built</b>	1951	1939	1941	
<b>Gross SqFt</b>	122,606	137,500	118,800	
<b>Estimated Gross Income</b>	\$1,853,803	\$2,237,093	\$1,660,145	
<b>Gross Income per SqFt</b>	\$15.12	\$16.27	\$13.97	
<b>Estimated Expense</b>	\$765,061	\$939,579	\$670,432	
<b>Expense SqFt</b>	\$6.24	\$6.83	\$5.64	
<b>Net Operating Income</b>	\$1,088,742	\$1,297,514	\$989,713	
<b>Full Market Value</b>	\$7,321,000	\$8,913,000	\$6,491,000	
<b>Market Value per SqFt</b>	\$59.71	\$64.82	\$54.64	
<b>Distance from Cooperative in miles</b>		0.14	0.83	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02252-0010	4-02104-0001	4-03322-0040	4-03086-0040
<b>Address</b>	112 112 STREET	98 QUEENS BOULEVARD	83 118 STREET	65 SAUNDERS STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	KEW GARDENS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	221	206	186	178
<b>Year Built</b>	1956	1952	1940	1948
<b>Gross SqFt</b>	238,128	204,340	212,202	190,400
<b>Estimated Gross Income</b>	\$3,443,330	\$2,991,155	\$3,166,383	\$2,715,071
<b>Gross Income per SqFt</b>	\$14.46	\$14.64	\$14.92	\$14.26
<b>Estimated Expense</b>	\$1,721,665	\$1,495,578	\$1,376,816	\$1,264,952
<b>Expense SqFt</b>	\$7.23	\$7.32	\$6.49	\$6.64
<b>Net Operating Income</b>	\$1,721,665	\$1,495,577	\$1,789,567	\$1,450,119
<b>Full Market Value</b>	\$11,418,000	\$9,959,000	\$11,983,000	\$9,574,000
<b>Market Value per SqFt</b>	\$47.95	\$48.74	\$56.47	\$50.28
<b>Distance from Cooperative in miles</b>		1.15	1.01	1.19

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02264-0101	4-02234-0031	4-03340-0044	4-03342-0022
<b>Address</b>	75 113 STREET	110 71 AVENUE	111 76 ROAD	111 76 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	49	61	24
<b>Year Built</b>	1950	1940	1939	1966
<b>Gross SqFt</b>	39,716	49,664	52,182	21,396
<b>Estimated Gross Income</b>	\$625,925	\$782,740	\$899,937	\$336,178
<b>Gross Income per SqFt</b>	\$15.76	\$15.76	\$17.25	\$15.71
<b>Estimated Expense</b>	\$306,703	\$280,427	\$297,210	\$148,722
<b>Expense SqFt</b>	\$7.72	\$5.65	\$5.70	\$6.95
<b>Net Operating Income</b>	\$319,222	\$502,313	\$602,727	\$187,456
<b>Full Market Value</b>	\$2,020,000	\$3,418,000	\$4,207,000	\$824,000
<b>Market Value per SqFt</b>	\$50.86	\$68.82	\$80.62	\$38.51
<b>Distance from Cooperative in miles</b>		0.36	0.12	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02266-0079	4-02138-0029	4-02236-0012	
<b>Address</b>	76 QUEENS BOULEVARD	68 YELLOWSTONE BOULEVARD	110 72 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	126	111	108	
<b>Year Built</b>	1940	1941	1951	
<b>Gross SqFt</b>	145,263	139,960	104,644	
<b>Estimated Gross Income</b>	\$2,223,976	\$2,048,021	\$1,673,508	
<b>Gross Income per SqFt</b>	\$15.31	\$14.63	\$15.99	
<b>Estimated Expense</b>	\$1,223,187	\$766,702	\$620,678	
<b>Expense SqFt</b>	\$8.42	\$5.48	\$5.93	
<b>Net Operating Income</b>	\$1,000,789	\$1,281,319	\$1,052,830	
<b>Full Market Value</b>	\$6,044,000	\$8,530,000	\$7,198,000	
<b>Market Value per SqFt</b>	\$41.61	\$60.95	\$68.79	
<b>Distance from Cooperative in miles</b>		0.96	0.41	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02266-0100	4-03342-0022	4-02265-0086	
<b>Address</b>	76 113 STREET	111 76 DRIVE	75 GRND CNTRL PARKWAY SR	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	47	24	39	
<b>Year Built</b>	1960	1966	1964	
<b>Gross SqFt</b>	23,970	21,396	20,220	
<b>Estimated Gross Income</b>	\$361,947	\$336,178	\$293,000	
<b>Gross Income per SqFt</b>	\$15.10	\$15.71	\$14.49	
<b>Estimated Expense</b>	\$177,354	\$148,722	\$95,732	
<b>Expense SqFt</b>	\$7.40	\$6.95	\$4.73	
<b>Net Operating Income</b>	\$184,593	\$187,456	\$197,268	
<b>Full Market Value</b>	\$1,219,000	\$824,000	\$1,309,000	
<b>Market Value per SqFt</b>	\$50.86	\$38.51	\$64.74	
<b>Distance from Cooperative in miles</b>		0.12	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02267-0136	4-03334-0299	4-02237-0033	4-03341-0016
<b>Address</b>	76 GRAND CENTRL PARKWAY	77 AUSTIN STREET	72 112 STREET	111 76 ROAD
<b>Neighborhood</b>	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	60	85	66
<b>Year Built</b>	1941	1929	1941	1937
<b>Gross SqFt</b>	79,200	68,090	85,200	59,500
<b>Estimated Gross Income</b>	\$1,068,408	\$918,680	\$1,083,015	\$1,142,147
<b>Gross Income per SqFt</b>	\$13.49	\$13.49	\$12.71	\$19.20
<b>Estimated Expense</b>	\$474,408	\$407,752	\$604,662	\$450,327
<b>Expense SqFt</b>	\$5.99	\$5.99	\$7.10	\$7.57
<b>Net Operating Income</b>	\$594,000	\$510,928	\$478,353	\$691,820
<b>Full Market Value</b>	\$3,850,000	\$3,253,000	\$3,035,000	\$4,954,000
<b>Market Value per SqFt</b>	\$48.61	\$47.78	\$35.62	\$83.26
<b>Distance from Cooperative in miles</b>		0.26	0.38	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02268-0013	4-02138-0029	4-02210-0001	4-02134-0013
<b>Address</b>	77 QUEENS BOULEVARD	68 YELLOWSTONE BOULEVARD	68 YELLOWSTONE BOULEVARD	102 67 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	111	108	123
<b>Year Built</b>	1940	1941	1940	1963
<b>Gross SqFt</b>	137,820	139,960	139,052	135,400
<b>Estimated Gross Income</b>	\$1,987,364	\$2,048,021	\$2,005,308	\$1,907,104
<b>Gross Income per SqFt</b>	\$14.42	\$14.63	\$14.42	\$14.08
<b>Estimated Expense</b>	\$993,682	\$766,702	\$925,106	\$888,507
<b>Expense SqFt</b>	\$7.21	\$5.48	\$6.65	\$6.56
<b>Net Operating Income</b>	\$993,682	\$1,281,319	\$1,080,202	\$1,018,597
<b>Full Market Value</b>	\$5,640,000	\$8,530,000	\$7,155,000	\$6,696,000
<b>Market Value per SqFt</b>	\$40.92	\$60.95	\$51.46	\$49.45
<b>Distance from Cooperative in miles</b>		1.05	1.00	1.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02268-0014	4-03340-0044	4-03341-0001	4-03334-0292
<b>Address</b>	77 78 AVENUE	111 76 ROAD	111 76 ROAD	77 AUSTIN STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	57	61	60	56
<b>Year Built</b>	1940	1939	1937	1929
<b>Gross SqFt</b>	52,602	52,182	56,636	51,545
<b>Estimated Gross Income</b>	\$862,673	\$899,937	\$928,734	\$838,054
<b>Gross Income per SqFt</b>	\$16.40	\$17.25	\$16.40	\$16.26
<b>Estimated Expense</b>	\$422,710	\$297,210	\$390,068	\$276,666
<b>Expense SqFt</b>	\$8.04	\$5.70	\$6.89	\$5.37
<b>Net Operating Income</b>	\$439,963	\$602,727	\$538,666	\$561,388
<b>Full Market Value</b>	\$2,674,000	\$4,207,000	\$3,708,000	\$3,856,000
<b>Market Value per SqFt</b>	\$50.83	\$80.62	\$65.47	\$74.81
<b>Distance from Cooperative in miles</b>		0.19	0.15	0.21

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02269-0002	4-02226-0001	4-02237-0033	
<b>Address</b>	77 113 STREET	109 QUEENS BOULEVARD	72 112 STREET	
<b>Neighborhood</b>	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	84	76	85	
<b>Year Built</b>	1940	1939	1941	
<b>Gross SqFt</b>	93,000	90,000	85,200	
<b>Estimated Gross Income</b>	\$1,382,910	\$1,531,917	\$1,083,015	
<b>Gross Income per SqFt</b>	\$14.87	\$17.02	\$12.71	
<b>Estimated Expense</b>	\$636,139	\$499,374	\$604,662	
<b>Expense SqFt</b>	\$6.84	\$5.55	\$7.10	
<b>Net Operating Income</b>	\$746,771	\$1,032,543	\$478,353	
<b>Full Market Value</b>	\$4,996,000	\$7,180,000	\$3,035,000	
<b>Market Value per SqFt</b>	\$53.72	\$79.78	\$35.62	
<b>Distance from Cooperative in miles</b>		0.56	0.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02269-0020	4-02226-0001	4-03322-0014	4-02225-0006
<b>Address</b>	77 113 STREET	109 QUEENS BOULEVARD	118 METROPOLITAN AVENUE	109 QUEENS BOULEVARD
<b>Neighborhood</b>	FLUSHING MEADOW PARK	FOREST HILLS	KEW GARDENS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	76	84	65
<b>Year Built</b>	1940	1939	1928	1936
<b>Gross SqFt</b>	93,000	90,000	83,727	72,800
<b>Estimated Gross Income</b>	\$1,419,180	\$1,531,917	\$1,277,762	\$1,095,680
<b>Gross Income per SqFt</b>	\$15.26	\$17.02	\$15.26	\$15.05
<b>Estimated Expense</b>	\$695,398	\$499,374	\$600,548	\$423,906
<b>Expense SqFt</b>	\$7.48	\$5.55	\$7.17	\$5.82
<b>Net Operating Income</b>	\$723,782	\$1,032,543	\$677,214	\$671,774
<b>Full Market Value</b>	\$4,729,000	\$7,180,000	\$4,567,000	\$4,512,000
<b>Market Value per SqFt</b>	\$50.85	\$79.78	\$54.55	\$61.98
<b>Distance from Cooperative in miles</b>		0.56	0.76	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02270-0020	4-03348-0028	4-02136-0033	4-02139-0001
<b>Address</b>	112 QUEENS BOULEVARD	119 UNION TURNPIKE	67 YELLOWSTONE BOULEVARD	105 69 AVENUE
<b>Neighborhood</b>	FOREST HILLS	KEW GARDENS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	85	120	109	112
<b>Year Built</b>	1940	1926	1941	1943
<b>Gross SqFt</b>	112,500	106,909	118,800	111,672
<b>Estimated Gross Income</b>	\$1,571,625	\$1,449,199	\$1,660,145	\$1,816,553
<b>Gross Income per SqFt</b>	\$13.97	\$13.56	\$13.97	\$16.27
<b>Estimated Expense</b>	\$770,096	\$723,262	\$670,432	\$762,952
<b>Expense SqFt</b>	\$6.85	\$6.77	\$5.64	\$6.83
<b>Net Operating Income</b>	\$801,529	\$725,937	\$989,713	\$1,053,601
<b>Full Market Value</b>	\$5,257,000	\$4,712,000	\$6,491,000	\$4,368,000
<b>Market Value per SqFt</b>	\$46.73	\$44.07	\$54.64	\$39.11
<b>Distance from Cooperative in miles</b>		0.16	1.24	1.09

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02288-0027	4-00196-0022	4-02288-0007	4-00205-0024
<b>Address</b>	48 45 STREET	47 41 STREET	48 44 STREET	48 40 STREET
<b>Neighborhood</b>	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	62	59	66	77
<b>Year Built</b>	1961	1937	1941	1958
<b>Gross SqFt</b>	59,580	63,492	63,000	61,484
<b>Estimated Gross Income</b>	\$910,382	\$970,255	\$961,655	\$975,570
<b>Gross Income per SqFt</b>	\$15.28	\$15.28	\$15.26	\$15.87
<b>Estimated Expense</b>	\$464,295	\$361,413	\$265,607	\$458,518
<b>Expense SqFt</b>	\$7.79	\$5.69	\$4.22	\$7.46
<b>Net Operating Income</b>	\$446,087	\$608,842	\$696,048	\$517,052
<b>Full Market Value</b>	\$2,989,000	\$4,107,000	\$4,694,000	\$3,526,000
<b>Market Value per SqFt</b>	\$50.17	\$64.69	\$74.51	\$57.35
<b>Distance from Cooperative in miles</b>		0.20	0.00	0.24

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02314-0001	4-02086-0040	4-02319-0010	
<b>Address</b>	59 QUEENS BOULEVARD	62 99 STREET	47 59 STREET	
<b>Neighborhood</b>	WOODSIDE	REGO PARK	WOODSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	706	419	233	
<b>Year Built</b>	1964	1960	1970	
<b>Gross SqFt</b>	721,672	503,000	239,190	
<b>Estimated Gross Income</b>	\$8,573,463	\$6,303,569	\$2,687,278	
<b>Gross Income per SqFt</b>	\$11.88	\$12.53	\$11.23	
<b>Estimated Expense</b>	\$4,625,383	\$3,214,820	\$1,316,766	
<b>Expense SqFt</b>	\$6.41	\$6.39	\$5.51	
<b>Net Operating Income</b>	\$3,948,080	\$3,088,749	\$1,370,512	
<b>Full Market Value</b>	\$24,424,000	\$8,603,000	\$8,289,000	
<b>Market Value per SqFt</b>	\$33.84	\$17.10	\$34.65	
<b>Distance from Cooperative in miles</b>		2.44	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02322-0001	4-02319-0010		
<b>Address</b>	59 61 STREET	47 59 STREET		
<b>Neighborhood</b>	WOODSIDE	WOODSIDE		
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR		
<b>Total Units</b>	282	233		
<b>Year Built</b>	1964	1970		
<b>Gross SqFt</b>	290,000	239,190		
<b>Estimated Gross Income</b>	\$3,256,700	\$2,687,278		
<b>Gross Income per SqFt</b>	\$11.23	\$11.23		
<b>Estimated Expense</b>	\$1,597,900	\$1,316,766		
<b>Expense SqFt</b>	\$5.51	\$5.51		
<b>Net Operating Income</b>	\$1,658,800	\$1,370,512		
<b>Full Market Value</b>	\$10,032,000	\$8,289,000		
<b>Market Value per SqFt</b>	\$34.59	\$34.65		
<b>Distance from Cooperative in miles</b>		0.17		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02376-0101	4-02974-0060	4-02974-0085	
<b>Address</b>	52 65 PLACE	62 84 STREET	62 WOODHAVEN BOULEVARD	
<b>Neighborhood</b>	MASPETH	MIDDLE VILLAGE	MIDDLE VILLAGE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	372	384	408	
<b>Year Built</b>	1956	1952	1952	
<b>Gross SqFt</b>	357,000	292,651	319,025	
<b>Estimated Gross Income</b>	\$5,265,750	\$4,370,457	\$4,643,597	
<b>Gross Income per SqFt</b>	\$14.75	\$14.93	\$14.56	
<b>Estimated Expense</b>	\$3,317,423	\$1,957,320	\$2,079,000	
<b>Expense SqFt</b>	\$9.29	\$6.69	\$6.52	
<b>Net Operating Income</b>	\$1,948,327	\$2,413,137	\$2,564,597	
<b>Full Market Value</b>	\$11,870,000	\$14,641,000	\$17,045,000	
<b>Market Value per SqFt</b>	\$33.25	\$50.03	\$53.43	
<b>Distance from Cooperative in miles</b>		1.62	1.62	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02382-0020	4-02473-0031	4-01230-0045	
<b>Address</b>	52 65 PLACE	51 VAN KLEECK STREET	39 60 STREET	
<b>Neighborhood</b>	MASPETH	ELMHURST	WOODSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	78	106	105	
<b>Year Built</b>	1955	1964	1931	
<b>Gross SqFt</b>	105,140	99,883	86,988	
<b>Estimated Gross Income</b>	\$1,362,614	\$1,337,180	\$1,089,438	
<b>Gross Income per SqFt</b>	\$12.96	\$13.39	\$12.52	
<b>Estimated Expense</b>	\$803,942	\$628,475	\$483,011	
<b>Expense SqFt</b>	\$7.65	\$6.29	\$5.55	
<b>Net Operating Income</b>	\$558,672	\$708,705	\$606,427	
<b>Full Market Value</b>	\$3,497,000	\$4,223,000	\$3,826,000	
<b>Market Value per SqFt</b>	\$33.26	\$42.28	\$43.98	
<b>Distance from Cooperative in miles</b>		0.92	0.98	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02864-0017	4-01544-0001	4-01570-0008	4-01554-0051
<b>Address</b>	86 GRAND AVENUE	83 CORNISH AVENUE	88 WHITNEY AVENUE	41 FORLEY STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	65	59	76
<b>Year Built</b>	1959	1940	1962	1962
<b>Gross SqFt</b>	53,910	68,326	43,212	55,526
<b>Estimated Gross Income</b>	\$749,349	\$956,916	\$600,599	\$771,897
<b>Gross Income per SqFt</b>	\$13.90	\$14.01	\$13.90	\$13.90
<b>Estimated Expense</b>	\$367,181	\$449,751	\$282,282	\$385,949
<b>Expense SqFt</b>	\$6.81	\$6.58	\$6.53	\$6.95
<b>Net Operating Income</b>	\$382,168	\$507,165	\$318,317	\$385,948
<b>Full Market Value</b>	\$2,502,000	\$2,707,000	\$2,083,000	\$2,526,000
<b>Market Value per SqFt</b>	\$46.41	\$39.62	\$48.20	\$45.49
<b>Distance from Cooperative in miles</b>		0.33	0.58	0.75

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02864-0021	4-02474-0021	4-02474-0010	4-02474-0022
<b>Address</b>	86 GRAND AVENUE	51 VAN KLEECK STREET	51 VAN KLEECK STREET	51 VAN KLEECK STREET
<b>Neighborhood</b>	ELMHURST	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	100	76	77	88
<b>Year Built</b>	1959	1960	1963	1960
<b>Gross SqFt</b>	66,924	65,000	68,440	74,600
<b>Estimated Gross Income</b>	\$1,023,937	\$1,015,134	\$1,046,869	\$1,127,469
<b>Gross Income per SqFt</b>	\$15.30	\$15.62	\$15.30	\$15.11
<b>Estimated Expense</b>	\$501,729	\$437,311	\$370,528	\$474,972
<b>Expense SqFt</b>	\$7.50	\$6.73	\$5.41	\$6.37
<b>Net Operating Income</b>	\$522,208	\$577,823	\$676,341	\$652,497
<b>Full Market Value</b>	\$3,524,000	\$3,923,000	\$4,564,000	\$4,388,000
<b>Market Value per SqFt</b>	\$52.66	\$60.35	\$66.69	\$58.82
<b>Distance from Cooperative in miles</b>		0.14	0.14	0.14

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02874-0002	4-03078-0065	4-03105-0028	4-03078-0050
<b>Address</b>	86 60 AVENUE	62 SAUNDERS STREET	61 WOODHAVEN BOULEVARD	62 SAUNDERS STREET
<b>Neighborhood</b>	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	107	101	101
<b>Year Built</b>	1963	1941	1960	1941
<b>Gross SqFt</b>	94,432	101,304	73,770	100,780
<b>Estimated Gross Income</b>	\$1,521,300	\$1,631,994	\$1,196,876	\$1,556,005
<b>Gross Income per SqFt</b>	\$16.11	\$16.11	\$16.22	\$15.44
<b>Estimated Expense</b>	\$745,437	\$597,702	\$517,074	\$568,474
<b>Expense SqFt</b>	\$7.89	\$5.90	\$7.01	\$5.64
<b>Net Operating Income</b>	\$775,863	\$1,034,292	\$679,802	\$987,531
<b>Full Market Value</b>	\$5,315,000	\$7,086,000	\$4,666,000	\$5,445,000
<b>Market Value per SqFt</b>	\$56.28	\$69.95	\$63.25	\$54.03
<b>Distance from Cooperative in miles</b>		0.36	0.23	0.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02874-0055	4-03100-0026	4-03105-0028	4-03094-0034
<b>Address</b>	86 60 ROAD	65 WETHEROLE STREET	61 WOODHAVEN BOULEVARD	63 WETHEROLE STREET
<b>Neighborhood</b>	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	68	72	101	72
<b>Year Built</b>	1964	1953	1960	1936
<b>Gross SqFt</b>	57,816	59,532	73,770	73,620
<b>Estimated Gross Income</b>	\$937,776	\$1,043,728	\$1,196,876	\$1,173,000
<b>Gross Income per SqFt</b>	\$16.22	\$17.53	\$16.22	\$15.93
<b>Estimated Expense</b>	\$459,510	\$441,158	\$517,074	\$518,089
<b>Expense SqFt</b>	\$7.95	\$7.41	\$7.01	\$7.04
<b>Net Operating Income</b>	\$478,266	\$602,570	\$679,802	\$654,911
<b>Full Market Value</b>	\$3,282,000	\$4,222,000	\$4,666,000	\$4,472,000
<b>Market Value per SqFt</b>	\$56.77	\$70.92	\$63.25	\$60.74
<b>Distance from Cooperative in miles</b>		0.82	0.23	0.45

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-02945-0001	4-03094-0034	4-03080-0051	4-03079-0086
<b>Address</b>	61 DRY HARBOR ROAD	63 WETHEROLE STREET	63 SAUNDERS STREET	62 SAUNDERS STREET
<b>Neighborhood</b>	MIDDLE VILLAGE	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	72	66	60
<b>Year Built</b>	1962	1936	1940	1936
<b>Gross SqFt</b>	75,368	73,620	76,643	68,946
<b>Estimated Gross Income</b>	\$1,068,718	\$1,173,000	\$1,030,077	\$977,862
<b>Gross Income per SqFt</b>	\$14.18	\$15.93	\$13.44	\$14.18
<b>Estimated Expense</b>	\$462,760	\$518,089	\$392,476	\$423,585
<b>Expense SqFt</b>	\$6.14	\$7.04	\$5.12	\$6.14
<b>Net Operating Income</b>	\$605,958	\$654,911	\$637,601	\$554,277
<b>Full Market Value</b>	\$3,994,000	\$4,472,000	\$3,219,000	\$3,652,000
<b>Market Value per SqFt</b>	\$52.99	\$60.74	\$42.00	\$52.97
<b>Distance from Cooperative in miles</b>		0.45	0.56	0.45

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03075-0034	4-03078-0050	4-03078-0065	4-03087-0007
<b>Address</b>	61 SAUNDERS STREET	62 SAUNDERS STREET	62 SAUNDERS STREET	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	101	107	98
<b>Year Built</b>	1939	1941	1941	1941
<b>Gross SqFt</b>	98,220	100,780	101,304	104,778
<b>Estimated Gross Income</b>	\$1,516,515	\$1,556,005	\$1,631,994	\$1,451,642
<b>Gross Income per SqFt</b>	\$15.44	\$15.44	\$16.11	\$13.85
<b>Estimated Expense</b>	\$743,092	\$568,474	\$597,702	\$591,167
<b>Expense SqFt</b>	\$7.57	\$5.64	\$5.90	\$5.64
<b>Net Operating Income</b>	\$773,423	\$987,531	\$1,034,292	\$860,475
<b>Full Market Value</b>	\$4,816,000	\$5,445,000	\$7,086,000	\$5,625,000
<b>Market Value per SqFt</b>	\$49.03	\$54.03	\$69.95	\$53.68
<b>Distance from Cooperative in miles</b>		0.11	0.11	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03076-0022	4-03094-0005	4-01525-0001	4-01761-0012
<b>Address</b>	61 SAUNDERS STREET	63 AUSTIN STREET	79 WOODSIDE AVENUE	37 99 STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	ELMHURST	CORONA
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	73	95	72	63
<b>Year Built</b>	1927	1948	1932	1928
<b>Gross SqFt</b>	53,468	72,000	50,935	42,102
<b>Estimated Gross Income</b>	\$841,586	\$1,133,100	\$1,033,306	\$622,440
<b>Gross Income per SqFt</b>	\$15.74	\$15.74	\$20.29	\$14.78
<b>Estimated Expense</b>	\$299,421	\$402,968	\$419,684	\$332,477
<b>Expense SqFt</b>	\$5.60	\$5.60	\$8.24	\$7.90
<b>Net Operating Income</b>	\$542,165	\$730,132	\$613,622	\$289,963
<b>Full Market Value</b>	\$3,689,000	\$4,968,000	\$4,445,000	\$1,936,000
<b>Market Value per SqFt</b>	\$68.99	\$69.00	\$87.27	\$45.98
<b>Distance from Cooperative in miles</b>		0.26	1.21	1.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03079-0076	4-03094-0005	4-01525-0001	
<b>Address</b>	62 SAUNDERS STREET	63 AUSTIN STREET	79 WOODSIDE AVENUE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	ELMHURST	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	68	95	72	
<b>Year Built</b>	1920	1948	1932	
<b>Gross SqFt</b>	52,584	72,000	50,935	
<b>Estimated Gross Income</b>	\$947,564	\$1,133,100	\$1,033,306	
<b>Gross Income per SqFt</b>	\$18.02	\$15.74	\$20.29	
<b>Estimated Expense</b>	\$363,881	\$402,968	\$419,684	
<b>Expense SqFt</b>	\$6.92	\$5.60	\$8.24	
<b>Net Operating Income</b>	\$583,683	\$730,132	\$613,622	
<b>Full Market Value</b>	\$4,118,000	\$4,968,000	\$4,445,000	
<b>Market Value per SqFt</b>	\$78.31	\$69.00	\$87.27	
<b>Distance from Cooperative in miles</b>		0.16	1.32	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03079-0100	4-03080-0051	4-03079-0086	4-03094-0034
<b>Address</b>	62 SAUNDERS STREET	63 SAUNDERS STREET	62 SAUNDERS STREET	63 WETHEROLE STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	88	66	60	72
<b>Year Built</b>	1930	1940	1936	1936
<b>Gross SqFt</b>	84,018	76,643	68,946	73,620
<b>Estimated Gross Income</b>	\$1,191,375	\$1,030,077	\$977,862	\$1,173,000
<b>Gross Income per SqFt</b>	\$14.18	\$13.44	\$14.18	\$15.93
<b>Estimated Expense</b>	\$515,871	\$392,476	\$423,585	\$518,089
<b>Expense SqFt</b>	\$6.14	\$5.12	\$6.14	\$7.04
<b>Net Operating Income</b>	\$675,504	\$637,601	\$554,277	\$654,911
<b>Full Market Value</b>	\$4,247,000	\$3,219,000	\$3,652,000	\$4,472,000
<b>Market Value per SqFt</b>	\$50.55	\$42.00	\$52.97	\$60.74
<b>Distance from Cooperative in miles</b>		0.14	0.00	0.16

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03080-0043	4-03097-0038	4-03085-0055	4-03100-0033
<b>Address</b>	63 SAUNDERS STREET	64 WETHEROLE STREET	64 BOOTH STREET	94 66 AVENUE
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	56	56	52	54
<b>Year Built</b>	1956	1952	1954	1950
<b>Gross SqFt</b>	47,730	50,400	42,450	48,960
<b>Estimated Gross Income</b>	\$717,859	\$758,152	\$723,661	\$611,997
<b>Gross Income per SqFt</b>	\$15.04	\$15.04	\$17.05	\$12.50
<b>Estimated Expense</b>	\$294,494	\$311,197	\$300,525	\$312,900
<b>Expense SqFt</b>	\$6.17	\$6.17	\$7.08	\$6.39
<b>Net Operating Income</b>	\$423,365	\$446,955	\$423,136	\$299,097
<b>Full Market Value</b>	\$2,842,000	\$3,001,000	\$2,238,000	\$1,786,000
<b>Market Value per SqFt</b>	\$59.54	\$59.54	\$52.72	\$36.48
<b>Distance from Cooperative in miles</b>		0.27	0.25	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03082-0082	4-03100-0014	4-03117-0001	4-03086-0040
<b>Address</b>	63 SAUNDERS STREET	65 WETHEROLE STREET	88 63 DRIVE	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	178	144	112	178
<b>Year Built</b>	1942	1963	1940	1948
<b>Gross SqFt</b>	160,968	144,444	132,000	190,400
<b>Estimated Gross Income</b>	\$2,295,404	\$2,540,800	\$1,446,083	\$2,715,071
<b>Gross Income per SqFt</b>	\$14.26	\$17.59	\$10.96	\$14.26
<b>Estimated Expense</b>	\$1,068,828	\$1,041,728	\$687,192	\$1,264,952
<b>Expense SqFt</b>	\$6.64	\$7.21	\$5.21	\$6.64
<b>Net Operating Income</b>	\$1,226,576	\$1,499,072	\$758,891	\$1,450,119
<b>Full Market Value</b>	\$8,099,000	\$10,511,000	\$4,224,000	\$9,574,000
<b>Market Value per SqFt</b>	\$50.31	\$72.77	\$32.00	\$50.28
<b>Distance from Cooperative in miles</b>		0.29	0.34	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03083-0061	4-03085-0008	4-03168-0013	
<b>Address</b>	63 SAUNDERS STREET	64 SAUNDERS STREET	98 67 AVENUE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	121	150	128	
<b>Year Built</b>	1952	1950	1954	
<b>Gross SqFt</b>	141,948	127,152	132,724	
<b>Estimated Gross Income</b>	\$2,306,655	\$2,223,143	\$1,992,925	
<b>Gross Income per SqFt</b>	\$16.25	\$17.48	\$15.02	
<b>Estimated Expense</b>	\$939,696	\$933,720	\$936,675	
<b>Expense SqFt</b>	\$6.62	\$7.34	\$7.06	
<b>Net Operating Income</b>	\$1,366,959	\$1,289,423	\$1,056,250	
<b>Full Market Value</b>	\$7,490,000	\$9,028,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$52.77	\$71.00	\$40.57	
<b>Distance from Cooperative in miles</b>		0.12	0.47	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03083-0069	4-03083-0085	4-03079-0086	4-03080-0006
<b>Address</b>	64 SAUNDERS STREET	64 BOOTH STREET	62 SAUNDERS STREET	95 QUEENS BOULEVARD
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	75	62	60	60
<b>Year Built</b>	1954	1937	1936	1941
<b>Gross SqFt</b>	69,000	62,400	68,946	62,400
<b>Estimated Gross Income</b>	\$1,001,880	\$906,272	\$977,862	\$988,802
<b>Gross Income per SqFt</b>	\$14.52	\$14.52	\$14.18	\$15.85
<b>Estimated Expense</b>	\$420,900	\$380,413	\$423,585	\$332,015
<b>Expense SqFt</b>	\$6.10	\$6.10	\$6.14	\$5.32
<b>Net Operating Income</b>	\$580,980	\$525,859	\$554,277	\$656,787
<b>Full Market Value</b>	\$3,858,000	\$3,492,000	\$3,652,000	\$3,424,000
<b>Market Value per SqFt</b>	\$55.91	\$55.96	\$52.97	\$54.87
<b>Distance from Cooperative in miles</b>		0.00	0.26	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03084-0039	4-03085-0002	4-03080-0001	
<b>Address</b>	64 SAUNDERS STREET	64 BOOTH STREET	63 SAUNDERS STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	61	66	60	
<b>Year Built</b>	1941	1939	1939	
<b>Gross SqFt</b>	70,000	67,188	62,400	
<b>Estimated Gross Income</b>	\$1,002,400	\$916,507	\$935,473	
<b>Gross Income per SqFt</b>	\$14.32	\$13.64	\$14.99	
<b>Estimated Expense</b>	\$405,300	\$409,857	\$342,206	
<b>Expense SqFt</b>	\$5.79	\$6.10	\$5.48	
<b>Net Operating Income</b>	\$597,100	\$506,650	\$593,267	
<b>Full Market Value</b>	\$3,948,000	\$3,295,000	\$3,979,000	
<b>Market Value per SqFt</b>	\$56.40	\$49.04	\$63.77	
<b>Distance from Cooperative in miles</b>		0.05	0.25	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03084-0046	4-02136-0033	4-03084-0020	4-03078-0050
<b>Address</b>	64 SAUNDERS STREET	67 YELLOWSTONE BOULEVARD	97 QUEENS BOULEVARD	62 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	104	109	102	101
<b>Year Built</b>	1952	1941	1941	1941
<b>Gross SqFt</b>	106,140	118,800	106,464	100,780
<b>Estimated Gross Income</b>	\$1,527,355	\$1,660,145	\$1,531,672	\$1,556,005
<b>Gross Income per SqFt</b>	\$14.39	\$13.97	\$14.39	\$15.44
<b>Estimated Expense</b>	\$560,419	\$670,432	\$562,062	\$568,474
<b>Expense SqFt</b>	\$5.28	\$5.64	\$5.28	\$5.64
<b>Net Operating Income</b>	\$966,936	\$989,713	\$969,610	\$987,531
<b>Full Market Value</b>	\$6,403,000	\$6,491,000	\$6,187,000	\$5,445,000
<b>Market Value per SqFt</b>	\$60.33	\$54.64	\$58.11	\$54.03
<b>Distance from Cooperative in miles</b>		0.52	0.00	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03085-0029	4-03087-0021	4-03097-0038	
<b>Address</b>	64 SAUNDERS STREET	65 SAUNDERS STREET	64 WETHEROLE STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	38	56	
<b>Year Built</b>	1950	1954	1952	
<b>Gross SqFt</b>	36,084	26,400	50,400	
<b>Estimated Gross Income</b>	\$553,889	\$413,525	\$758,152	
<b>Gross Income per SqFt</b>	\$15.35	\$15.66	\$15.04	
<b>Estimated Expense</b>	\$225,164	\$166,198	\$311,197	
<b>Expense SqFt</b>	\$6.24	\$6.30	\$6.17	
<b>Net Operating Income</b>	\$328,725	\$247,327	\$446,955	
<b>Full Market Value</b>	\$2,220,000	\$1,680,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$61.52	\$63.64	\$59.54	
<b>Distance from Cooperative in miles</b>		0.12	0.05	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03085-0036	4-03087-0007	4-03078-0050	
<b>Address</b>	96 65 ROAD	65 SAUNDERS STREET	62 SAUNDERS STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	88	98	101	
<b>Year Built</b>	1939	1941	1941	
<b>Gross SqFt</b>	88,986	104,778	100,780	
<b>Estimated Gross Income</b>	\$1,303,645	\$1,451,642	\$1,556,005	
<b>Gross Income per SqFt</b>	\$14.65	\$13.85	\$15.44	
<b>Estimated Expense</b>	\$501,881	\$591,167	\$568,474	
<b>Expense SqFt</b>	\$5.64	\$5.64	\$5.64	
<b>Net Operating Income</b>	\$801,764	\$860,475	\$987,531	
<b>Full Market Value</b>	\$5,339,000	\$5,625,000	\$5,445,000	
<b>Market Value per SqFt</b>	\$60.00	\$53.68	\$54.03	
<b>Distance from Cooperative in miles</b>		0.12	0.38	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03087-0002	4-03087-0052	4-03085-0002	
<b>Address</b>	65 BOOTH STREET	65 BOOTH STREET	64 BOOTH STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	66	58	66	
<b>Year Built</b>	1939	1941	1939	
<b>Gross SqFt</b>	67,200	62,010	67,188	
<b>Estimated Gross Income</b>	\$892,416	\$801,443	\$916,507	
<b>Gross Income per SqFt</b>	\$13.28	\$12.92	\$13.64	
<b>Estimated Expense</b>	\$440,832	\$434,607	\$409,857	
<b>Expense SqFt</b>	\$6.56	\$7.01	\$6.10	
<b>Net Operating Income</b>	\$451,584	\$366,836	\$506,650	
<b>Full Market Value</b>	\$2,880,000	\$2,341,000	\$3,295,000	
<b>Market Value per SqFt</b>	\$42.86	\$37.75	\$49.04	
<b>Distance from Cooperative in miles</b>		0.00	0.12	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03087-0025	4-03099-0016	4-03083-0085	
<b>Address</b>	65 SAUNDERS STREET	65 BOOTH STREET	64 BOOTH STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	65	62	
<b>Year Built</b>	1939	1941	1937	
<b>Gross SqFt</b>	57,600	64,932	62,400	
<b>Estimated Gross Income</b>	\$771,840	\$797,227	\$906,272	
<b>Gross Income per SqFt</b>	\$13.40	\$12.28	\$14.52	
<b>Estimated Expense</b>	\$355,392	\$404,730	\$380,413	
<b>Expense SqFt</b>	\$6.17	\$6.23	\$6.10	
<b>Net Operating Income</b>	\$416,448	\$392,497	\$525,859	
<b>Full Market Value</b>	\$2,456,000	\$2,459,000	\$3,492,000	
<b>Market Value per SqFt</b>	\$42.64	\$37.87	\$55.96	
<b>Distance from Cooperative in miles</b>		0.05	0.25	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03096-0118	4-03083-0085	4-03080-0001	4-03171-0001
<b>Address</b>	63 AUSTIN STREET	64 BOOTH STREET	63 SAUNDERS STREET	101 BOOTH STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	69	62	60	62
<b>Year Built</b>	1960	1937	1939	1954
<b>Gross SqFt</b>	61,190	62,400	62,400	61,242
<b>Estimated Gross Income</b>	\$917,238	\$906,272	\$935,473	\$949,104
<b>Gross Income per SqFt</b>	\$14.99	\$14.52	\$14.99	\$15.50
<b>Estimated Expense</b>	\$335,321	\$380,413	\$342,206	\$287,943
<b>Expense SqFt</b>	\$5.48	\$6.10	\$5.48	\$4.70
<b>Net Operating Income</b>	\$581,917	\$525,859	\$593,267	\$661,161
<b>Full Market Value</b>	\$3,903,000	\$3,492,000	\$3,979,000	\$4,479,000
<b>Market Value per SqFt</b>	\$63.78	\$55.96	\$63.77	\$73.14
<b>Distance from Cooperative in miles</b>		0.09	0.19	0.54

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03097-0020	4-02869-0026	4-02855-0008	4-02869-0107
<b>Address</b>	64 BOOTH STREET	86 57 AVENUE	87 56 AVENUE	86 56 AVENUE
<b>Neighborhood</b>	REGO PARK	ELMHURST	ELMHURST	ELMHURST
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	15	12	12
<b>Year Built</b>	1950	1962	1931	1972
<b>Gross SqFt</b>	13,365	10,400	9,471	8,656
<b>Estimated Gross Income</b>	\$220,000	\$170,640	\$192,396	\$135,720
<b>Gross Income per SqFt</b>	\$16.46	\$16.41	\$20.31	\$15.68
<b>Estimated Expense</b>	\$121,000	\$41,013	\$78,049	\$57,002
<b>Expense SqFt</b>	\$9.05	\$3.94	\$8.24	\$6.59
<b>Net Operating Income</b>	\$99,000	\$129,627	\$114,347	\$78,718
<b>Full Market Value</b>	\$666,000	\$892,000	\$828,000	\$535,000
<b>Market Value per SqFt</b>	\$49.83	\$85.77	\$87.42	\$61.81
<b>Distance from Cooperative in miles</b>		0.92	0.90	0.92

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03099-0007	4-03087-0052	4-03083-0085	
<b>Address</b>	65 BOOTH STREET	65 BOOTH STREET	64 BOOTH STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	58	62	
<b>Year Built</b>	1939	1941	1937	
<b>Gross SqFt</b>	60,000	62,010	62,400	
<b>Estimated Gross Income</b>	\$823,200	\$801,443	\$906,272	
<b>Gross Income per SqFt</b>	\$13.72	\$12.92	\$14.52	
<b>Estimated Expense</b>	\$393,600	\$434,607	\$380,413	
<b>Expense SqFt</b>	\$6.56	\$7.01	\$6.10	
<b>Net Operating Income</b>	\$429,600	\$366,836	\$525,859	
<b>Full Market Value</b>	\$2,372,000	\$2,341,000	\$3,492,000	
<b>Market Value per SqFt</b>	\$39.53	\$37.75	\$55.96	
<b>Distance from Cooperative in miles</b>		0.05	0.25	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03099-0025	4-03087-0021	4-03164-0054	4-03156-0106
<b>Address</b>	65 BOOTH STREET	65 SAUNDERS STREET	67 DARTMOUTH STREET	94 WETHEROLE STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	47	38	38	54
<b>Year Built</b>	1947	1954	1955	1951
<b>Gross SqFt</b>	39,600	26,400	43,200	48,960
<b>Estimated Gross Income</b>	\$531,828	\$413,525	\$547,265	\$657,728
<b>Gross Income per SqFt</b>	\$13.43	\$15.66	\$12.67	\$13.43
<b>Estimated Expense</b>	\$276,804	\$166,198	\$279,105	\$342,189
<b>Expense SqFt</b>	\$6.99	\$6.30	\$6.46	\$6.99
<b>Net Operating Income</b>	\$255,024	\$247,327	\$268,160	\$315,539
<b>Full Market Value</b>	\$1,404,000	\$1,680,000	\$1,699,000	\$2,042,000
<b>Market Value per SqFt</b>	\$35.45	\$63.64	\$39.33	\$41.71
<b>Distance from Cooperative in miles</b>		0.05	0.34	0.13

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03099-0042	4-02139-0026	4-03100-0014	4-03168-0013
<b>Address</b>	65 WETHEROLE STREET	68 YELLOWSTONE BOULEVARD	65 WETHEROLE STREET	98 67 AVENUE
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	149	112	144	128
<b>Year Built</b>	1959	1941	1963	1954
<b>Gross SqFt</b>	131,436	132,960	144,444	132,724
<b>Estimated Gross Income</b>	\$2,297,000	\$2,329,576	\$2,540,800	\$1,992,925
<b>Gross Income per SqFt</b>	\$17.48	\$17.52	\$17.59	\$15.02
<b>Estimated Expense</b>	\$1,125,530	\$922,362	\$1,041,728	\$936,675
<b>Expense SqFt</b>	\$8.56	\$6.94	\$7.21	\$7.06
<b>Net Operating Income</b>	\$1,171,470	\$1,407,214	\$1,499,072	\$1,056,250
<b>Full Market Value</b>	\$8,201,000	\$9,858,000	\$10,511,000	\$5,384,000
<b>Market Value per SqFt</b>	\$62.40	\$74.14	\$72.77	\$40.57
<b>Distance from Cooperative in miles</b>		0.54	0.05	0.22

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03100-0018	4-03085-0002	4-03087-0052	4-03094-0034
<b>Address</b>	65 WETHEROLE STREET	64 BOOTH STREET	65 BOOTH STREET	63 WETHEROLE STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	66	58	72
<b>Year Built</b>	1947	1939	1941	1936
<b>Gross SqFt</b>	74,400	67,188	62,010	73,620
<b>Estimated Gross Income</b>	\$1,014,816	\$916,507	\$801,443	\$1,173,000
<b>Gross Income per SqFt</b>	\$13.64	\$13.64	\$12.92	\$15.93
<b>Estimated Expense</b>	\$453,840	\$409,857	\$434,607	\$518,089
<b>Expense SqFt</b>	\$6.10	\$6.10	\$7.01	\$7.04
<b>Net Operating Income</b>	\$560,976	\$506,650	\$366,836	\$654,911
<b>Full Market Value</b>	\$3,649,000	\$3,295,000	\$2,341,000	\$4,472,000
<b>Market Value per SqFt</b>	\$49.05	\$49.04	\$37.75	\$60.74
<b>Distance from Cooperative in miles</b>		0.16	0.10	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03117-0024	4-03097-0038	4-03156-0106	
<b>Address</b>	90 63 DRIVE	64 WETHEROLE STREET	94 WETHEROLE STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	61	56	54	
<b>Year Built</b>	1956	1952	1951	
<b>Gross SqFt</b>	52,543	50,400	48,960	
<b>Estimated Gross Income</b>	\$748,212	\$758,152	\$657,728	
<b>Gross Income per SqFt</b>	\$14.24	\$15.04	\$13.43	
<b>Estimated Expense</b>	\$345,733	\$311,197	\$342,189	
<b>Expense SqFt</b>	\$6.58	\$6.17	\$6.99	
<b>Net Operating Income</b>	\$402,479	\$446,955	\$315,539	
<b>Full Market Value</b>	\$2,656,000	\$3,001,000	\$2,042,000	
<b>Market Value per SqFt</b>	\$50.55	\$59.54	\$41.71	
<b>Distance from Cooperative in miles</b>		0.29	0.45	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03149-0019	4-03100-0026	4-03171-0001	
<b>Address</b>	75 YELLOWSTONE BOULEVARD	65 WETHEROLE STREET	101 BOOTH STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	66	72	62	
<b>Year Built</b>	1956	1953	1954	
<b>Gross SqFt</b>	57,600	59,532	61,242	
<b>Estimated Gross Income</b>	\$951,552	\$1,043,728	\$949,104	
<b>Gross Income per SqFt</b>	\$16.52	\$17.53	\$15.50	
<b>Estimated Expense</b>	\$437,714	\$441,158	\$287,943	
<b>Expense SqFt</b>	\$7.60	\$7.41	\$4.70	
<b>Net Operating Income</b>	\$513,838	\$602,570	\$661,161	
<b>Full Market Value</b>	\$3,544,000	\$4,222,000	\$4,479,000	
<b>Market Value per SqFt</b>	\$61.53	\$70.92	\$73.14	
<b>Distance from Cooperative in miles</b>		0.76	0.83	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03151-0043	4-02138-0043	4-03078-0065	
<b>Address</b>	67 THORNTON PLACE	104 68 DRIVE	62 SAUNDERS STREET	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	112	104	107	
<b>Year Built</b>	1963	1942	1941	
<b>Gross SqFt</b>	97,104	97,200	101,304	
<b>Estimated Gross Income</b>	\$1,598,332	\$1,633,985	\$1,631,994	
<b>Gross Income per SqFt</b>	\$16.46	\$16.81	\$16.11	
<b>Estimated Expense</b>	\$663,220	\$754,286	\$597,702	
<b>Expense SqFt</b>	\$6.83	\$7.76	\$5.90	
<b>Net Operating Income</b>	\$935,112	\$879,699	\$1,034,292	
<b>Full Market Value</b>	\$6,445,000	\$6,096,000	\$7,086,000	
<b>Market Value per SqFt</b>	\$66.37	\$62.72	\$69.95	
<b>Distance from Cooperative in miles</b>		0.58	0.82	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03151-0103	4-03085-0055	4-03148-0035	
<b>Address</b>	65 ALDERTON STREET	64 BOOTH STREET	85 68 ROAD	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	45	52	51	
<b>Year Built</b>	1964	1954	1969	
<b>Gross SqFt</b>	42,948	42,450	36,246	
<b>Estimated Gross Income</b>	\$690,174	\$723,661	\$546,438	
<b>Gross Income per SqFt</b>	\$16.07	\$17.05	\$15.08	
<b>Estimated Expense</b>	\$317,480	\$300,525	\$229,588	
<b>Expense SqFt</b>	\$7.39	\$7.08	\$6.33	
<b>Net Operating Income</b>	\$372,694	\$423,136	\$316,850	
<b>Full Market Value</b>	\$2,552,000	\$2,238,000	\$1,807,000	
<b>Market Value per SqFt</b>	\$59.42	\$52.72	\$49.85	
<b>Distance from Cooperative in miles</b>		0.50	0.36	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03152-0021	4-03094-0034	4-03173-0055	4-03105-0028
<b>Address</b>	66 THORNTON PLACE	63 WETHEROLE STREET	103 68 DRIVE	61 WOODHAVEN BOULEVARD
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	94	72	80	101
<b>Year Built</b>	1963	1936	1957	1960
<b>Gross SqFt</b>	74,000	73,620	84,174	73,770
<b>Estimated Gross Income</b>	\$1,200,280	\$1,173,000	\$1,529,432	\$1,196,876
<b>Gross Income per SqFt</b>	\$16.22	\$15.93	\$18.17	\$16.22
<b>Estimated Expense</b>	\$552,129	\$518,089	\$622,386	\$517,074
<b>Expense SqFt</b>	\$7.46	\$7.04	\$7.39	\$7.01
<b>Net Operating Income</b>	\$648,151	\$654,911	\$907,046	\$679,802
<b>Full Market Value</b>	\$4,448,000	\$4,472,000	\$6,412,000	\$4,666,000
<b>Market Value per SqFt</b>	\$60.11	\$60.74	\$76.18	\$63.25
<b>Distance from Cooperative in miles</b>		0.49	0.42	0.70

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03154-0001	4-03161-0001	4-03166-0095	
<b>Address</b>	66 THORNTON PLACE	66 FLEET STREET	67 BURNS STREET	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	126	130	112	
<b>Year Built</b>	1962	1962	1961	
<b>Gross SqFt</b>	115,200	112,800	109,200	
<b>Estimated Gross Income</b>	\$1,838,592	\$1,983,341	\$1,564,752	
<b>Gross Income per SqFt</b>	\$15.96	\$17.58	\$14.33	
<b>Estimated Expense</b>	\$900,910	\$740,743	\$749,804	
<b>Expense SqFt</b>	\$7.82	\$6.57	\$6.87	
<b>Net Operating Income</b>	\$937,682	\$1,242,598	\$814,948	
<b>Full Market Value</b>	\$6,407,000	\$8,711,000	\$5,388,000	
<b>Market Value per SqFt</b>	\$55.62	\$77.23	\$49.34	
<b>Distance from Cooperative in miles</b>		0.25	0.17	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03154-0025	4-03171-0001	4-03100-0026	
<b>Address</b>	96 67 AVENUE	101 BOOTH STREET	65 WETHEROLE STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	62	72	
<b>Year Built</b>	1951	1954	1953	
<b>Gross SqFt</b>	61,476	61,242	59,532	
<b>Estimated Gross Income</b>	\$1,015,584	\$949,104	\$1,043,728	
<b>Gross Income per SqFt</b>	\$16.52	\$15.50	\$17.53	
<b>Estimated Expense</b>	\$372,545	\$287,943	\$441,158	
<b>Expense SqFt</b>	\$6.06	\$4.70	\$7.41	
<b>Net Operating Income</b>	\$643,039	\$661,161	\$602,570	
<b>Full Market Value</b>	\$4,436,000	\$4,479,000	\$4,222,000	
<b>Market Value per SqFt</b>	\$72.16	\$73.14	\$70.92	
<b>Distance from Cooperative in miles</b>		0.29	0.19	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03155-0001	4-03100-0014	4-03168-0013	
<b>Address</b>	66 BURNS STREET	65 WETHEROLE STREET	98 67 AVENUE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	168	144	128	
<b>Year Built</b>	1963	1963	1954	
<b>Gross SqFt</b>	144,000	144,444	132,724	
<b>Estimated Gross Income</b>	\$2,348,640	\$2,540,800	\$1,992,925	
<b>Gross Income per SqFt</b>	\$16.31	\$17.59	\$15.02	
<b>Estimated Expense</b>	\$1,150,834	\$1,041,728	\$936,675	
<b>Expense SqFt</b>	\$7.99	\$7.21	\$7.06	
<b>Net Operating Income</b>	\$1,197,806	\$1,499,072	\$1,056,250	
<b>Full Market Value</b>	\$8,234,000	\$10,511,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$57.18	\$72.77	\$40.57	
<b>Distance from Cooperative in miles</b>		0.13	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03155-0055	4-03100-0026	4-03097-0038	
<b>Address</b>	97 67 AVENUE	65 WETHEROLE STREET	64 WETHEROLE STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	62	72	56	
<b>Year Built</b>	1958	1953	1952	
<b>Gross SqFt</b>	54,336	59,532	50,400	
<b>Estimated Gross Income</b>	\$885,133	\$1,043,728	\$758,152	
<b>Gross Income per SqFt</b>	\$16.29	\$17.53	\$15.04	
<b>Estimated Expense</b>	\$407,161	\$441,158	\$311,197	
<b>Expense SqFt</b>	\$7.49	\$7.41	\$6.17	
<b>Net Operating Income</b>	\$477,972	\$602,570	\$446,955	
<b>Full Market Value</b>	\$3,285,000	\$4,222,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$60.46	\$70.92	\$59.54	
<b>Distance from Cooperative in miles</b>		0.13	0.27	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03156-0114	4-03173-0013	4-03173-0055	4-03171-0001
<b>Address</b>	66 WETHEROLE STREET	101 67 DRIVE	103 68 DRIVE	101 BOOTH STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	75	61	80	62
<b>Year Built</b>	1948	1949	1957	1954
<b>Gross SqFt</b>	75,216	70,910	84,174	61,242
<b>Estimated Gross Income</b>	\$1,244,073	\$1,172,902	\$1,529,432	\$949,104
<b>Gross Income per SqFt</b>	\$16.54	\$16.54	\$18.17	\$15.50
<b>Estimated Expense</b>	\$572,274	\$433,537	\$622,386	\$287,943
<b>Expense SqFt</b>	\$7.61	\$6.11	\$7.39	\$4.70
<b>Net Operating Income</b>	\$671,799	\$739,365	\$907,046	\$661,161
<b>Full Market Value</b>	\$4,635,000	\$5,102,000	\$6,412,000	\$4,479,000
<b>Market Value per SqFt</b>	\$61.62	\$71.95	\$76.18	\$73.14
<b>Distance from Cooperative in miles</b>		0.27	0.27	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03157-0101	4-03173-0055	4-02138-0043	4-03087-0007
<b>Address</b>	66 WETHEROLE STREET	103 68 DRIVE	104 68 DRIVE	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	113	80	104	98
<b>Year Built</b>	1950	1957	1942	1941
<b>Gross SqFt</b>	90,300	84,174	97,200	104,778
<b>Estimated Gross Income</b>	\$1,517,943	\$1,529,432	\$1,633,985	\$1,451,642
<b>Gross Income per SqFt</b>	\$16.81	\$18.17	\$16.81	\$13.85
<b>Estimated Expense</b>	\$700,728	\$622,386	\$754,286	\$591,167
<b>Expense SqFt</b>	\$7.76	\$7.39	\$7.76	\$5.64
<b>Net Operating Income</b>	\$817,215	\$907,046	\$879,699	\$860,475
<b>Full Market Value</b>	\$5,663,000	\$6,412,000	\$6,096,000	\$5,625,000
<b>Market Value per SqFt</b>	\$62.71	\$76.18	\$62.72	\$53.68
<b>Distance from Cooperative in miles</b>		0.25	0.38	0.13

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03159-0070	4-03087-0033	4-02153-0025	
<b>Address</b>	98 QUEENS BOULEVARD	96 66 AVENUE	66 108 STREET	
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	73	66	71	
<b>Year Built</b>	1939	1939	1939	
<b>Gross SqFt</b>	75,378	78,384	75,084	
<b>Estimated Gross Income</b>	\$1,047,754	\$851,628	\$1,271,803	
<b>Gross Income per SqFt</b>	\$13.90	\$10.86	\$16.94	
<b>Estimated Expense</b>	\$426,639	\$417,308	\$449,561	
<b>Expense SqFt</b>	\$5.66	\$5.32	\$5.99	
<b>Net Operating Income</b>	\$621,115	\$434,320	\$822,242	
<b>Full Market Value</b>	\$3,194,000	\$2,311,000	\$5,710,000	
<b>Market Value per SqFt</b>	\$42.37	\$29.48	\$76.05	
<b>Distance from Cooperative in miles</b>		0.13	0.38	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03163-0015	4-02138-0043	4-03166-0095	4-03161-0001
<b>Address</b>	67 DARTMOUTH STREET	104 68 DRIVE	67 BURNS STREET	66 FLEET STREET
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	126	104	112	130
<b>Year Built</b>	1955	1942	1961	1962
<b>Gross SqFt</b>	92,400	97,200	109,200	112,800
<b>Estimated Gross Income</b>	\$1,553,244	\$1,633,985	\$1,564,752	\$1,983,341
<b>Gross Income per SqFt</b>	\$16.81	\$16.81	\$14.33	\$17.58
<b>Estimated Expense</b>	\$717,024	\$754,286	\$749,804	\$740,743
<b>Expense SqFt</b>	\$7.76	\$7.76	\$6.87	\$6.57
<b>Net Operating Income</b>	\$836,220	\$879,699	\$814,948	\$1,242,598
<b>Full Market Value</b>	\$5,795,000	\$6,096,000	\$5,388,000	\$8,711,000
<b>Market Value per SqFt</b>	\$62.72	\$62.72	\$49.34	\$77.23
<b>Distance from Cooperative in miles</b>		0.48	0.18	0.11

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03164-0012	4-03161-0001	4-03166-0095	
<b>Address</b>	67 CLYDE STREET	66 FLEET STREET	67 BURNS STREET	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	135	130	112	
<b>Year Built</b>	1953	1962	1961	
<b>Gross SqFt</b>	114,400	112,800	109,200	
<b>Estimated Gross Income</b>	\$1,825,824	\$1,983,341	\$1,564,752	
<b>Gross Income per SqFt</b>	\$15.96	\$17.58	\$14.33	
<b>Estimated Expense</b>	\$894,654	\$740,743	\$749,804	
<b>Expense SqFt</b>	\$7.82	\$6.57	\$6.87	
<b>Net Operating Income</b>	\$931,170	\$1,242,598	\$814,948	
<b>Full Market Value</b>	\$6,362,000	\$8,711,000	\$5,388,000	
<b>Market Value per SqFt</b>	\$55.61	\$77.23	\$49.34	
<b>Distance from Cooperative in miles</b>		0.16	0.14	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03164-0038	4-03173-0055	4-03078-0085	4-03105-0001
<b>Address</b>	67 DARTMOUTH STREET	103 68 DRIVE	93 QUEENS BOULEVARD	61 ALDERTON STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	98	80	114	97
<b>Year Built</b>	1955	1957	1950	1956
<b>Gross SqFt</b>	86,136	84,174	104,708	72,360
<b>Estimated Gross Income</b>	\$1,539,670	\$1,529,432	\$1,720,047	\$1,167,307
<b>Gross Income per SqFt</b>	\$17.87	\$18.17	\$16.43	\$16.13
<b>Estimated Expense</b>	\$754,438	\$622,386	\$562,693	\$433,379
<b>Expense SqFt</b>	\$8.76	\$7.39	\$5.37	\$5.99
<b>Net Operating Income</b>	\$785,232	\$907,046	\$1,157,354	\$733,928
<b>Full Market Value</b>	\$5,384,000	\$6,412,000	\$7,971,000	\$3,545,000
<b>Market Value per SqFt</b>	\$62.51	\$76.18	\$76.13	\$48.99
<b>Distance from Cooperative in miles</b>		0.32	0.82	0.86

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03165-0062	4-03169-0002	4-03173-0055	
<b>Address</b>	67 CLYDE STREET	99 67 ROAD	103 68 DRIVE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	112	98	80	
<b>Year Built</b>	1955	1950	1957	
<b>Gross SqFt</b>	85,800	77,904	84,174	
<b>Estimated Gross Income</b>	\$1,252,680	\$859,179	\$1,529,432	
<b>Gross Income per SqFt</b>	\$14.60	\$11.03	\$18.17	
<b>Estimated Expense</b>	\$581,724	\$480,814	\$622,386	
<b>Expense SqFt</b>	\$6.78	\$6.17	\$7.39	
<b>Net Operating Income</b>	\$670,956	\$378,365	\$907,046	
<b>Full Market Value</b>	\$4,463,000	\$2,272,000	\$6,412,000	
<b>Market Value per SqFt</b>	\$52.02	\$29.16	\$76.18	
<b>Distance from Cooperative in miles</b>		0.16	0.27	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03166-0107	4-02138-0043	4-03166-0095	
<b>Address</b>	67 BURNS STREET	104 68 DRIVE	67 BURNS STREET	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	100	104	112	
<b>Year Built</b>	1959	1942	1961	
<b>Gross SqFt</b>	93,564	97,200	109,200	
<b>Estimated Gross Income</b>	\$1,456,791	\$1,633,985	\$1,564,752	
<b>Gross Income per SqFt</b>	\$15.57	\$16.81	\$14.33	
<b>Estimated Expense</b>	\$684,888	\$754,286	\$749,804	
<b>Expense SqFt</b>	\$7.32	\$7.76	\$6.87	
<b>Net Operating Income</b>	\$771,903	\$879,699	\$814,948	
<b>Full Market Value</b>	\$5,147,000	\$6,096,000	\$5,388,000	
<b>Market Value per SqFt</b>	\$55.01	\$62.72	\$49.34	
<b>Distance from Cooperative in miles</b>		0.31	0.00	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03167-0028	4-02139-0026	4-02136-0033	4-03168-0013
<b>Address</b>	67 BOOTH STREET	68 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD	98 67 AVENUE
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	FOREST HILLS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	128	112	109	128
<b>Year Built</b>	1948	1941	1941	1954
<b>Gross SqFt</b>	145,112	132,960	118,800	132,724
<b>Estimated Gross Income</b>	\$2,104,124	\$2,329,576	\$1,660,145	\$1,992,925
<b>Gross Income per SqFt</b>	\$14.50	\$17.52	\$13.97	\$15.02
<b>Estimated Expense</b>	\$1,031,021	\$922,362	\$670,432	\$936,675
<b>Expense SqFt</b>	\$7.11	\$6.94	\$5.64	\$7.06
<b>Net Operating Income</b>	\$1,073,103	\$1,407,214	\$989,713	\$1,056,250
<b>Full Market Value</b>	\$7,123,000	\$9,858,000	\$6,491,000	\$5,384,000
<b>Market Value per SqFt</b>	\$49.09	\$74.14	\$54.64	\$40.57
<b>Distance from Cooperative in miles</b>		0.24	0.21	0.12

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03168-0036	4-03169-0002	4-03173-0013	
<b>Address</b>	98 67 AVENUE	99 67 ROAD	101 67 DRIVE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	86	98	61	
<b>Year Built</b>	1939	1950	1949	
<b>Gross SqFt</b>	81,972	77,904	70,910	
<b>Estimated Gross Income</b>	\$1,130,394	\$859,179	\$1,172,902	
<b>Gross Income per SqFt</b>	\$13.79	\$11.03	\$16.54	
<b>Estimated Expense</b>	\$503,308	\$480,814	\$433,537	
<b>Expense SqFt</b>	\$6.14	\$6.17	\$6.11	
<b>Net Operating Income</b>	\$627,086	\$378,365	\$739,365	
<b>Full Market Value</b>	\$3,969,000	\$2,272,000	\$5,102,000	
<b>Market Value per SqFt</b>	\$48.42	\$29.16	\$71.95	
<b>Distance from Cooperative in miles</b>		0.06	0.18	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03168-0040	4-03168-0013	4-02136-0033	
<b>Address</b>	99 67 ROAD	98 67 AVENUE	67 YELLOWSTONE BOULEVARD	
<b>Neighborhood</b>	REGO PARK	REGO PARK	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	130	128	109	
<b>Year Built</b>	1941	1954	1941	
<b>Gross SqFt</b>	142,650	132,724	118,800	
<b>Estimated Gross Income</b>	\$2,068,425	\$1,992,925	\$1,660,145	
<b>Gross Income per SqFt</b>	\$14.50	\$15.02	\$13.97	
<b>Estimated Expense</b>	\$1,013,528	\$936,675	\$670,432	
<b>Expense SqFt</b>	\$7.10	\$7.06	\$5.64	
<b>Net Operating Income</b>	\$1,054,897	\$1,056,250	\$989,713	
<b>Full Market Value</b>	\$6,135,000	\$5,384,000	\$6,491,000	
<b>Market Value per SqFt</b>	\$43.01	\$40.57	\$54.64	
<b>Distance from Cooperative in miles</b>		0.00	0.27	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03168-0056	4-03171-0001	4-03169-0002	4-03086-0002
<b>Address</b>	99 67 ROAD	101 BOOTH STREET	99 67 ROAD	65 SAUNDERS STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	80	62	98	61
<b>Year Built</b>	1947	1954	1950	1940
<b>Gross SqFt</b>	61,856	61,242	77,904	60,000
<b>Estimated Gross Income</b>	\$921,654	\$949,104	\$859,179	\$893,980
<b>Gross Income per SqFt</b>	\$14.90	\$15.50	\$11.03	\$14.90
<b>Estimated Expense</b>	\$451,610	\$287,943	\$480,814	\$346,482
<b>Expense SqFt</b>	\$7.30	\$4.70	\$6.17	\$5.77
<b>Net Operating Income</b>	\$470,044	\$661,161	\$378,365	\$547,498
<b>Full Market Value</b>	\$3,147,000	\$4,479,000	\$2,272,000	\$3,146,000
<b>Market Value per SqFt</b>	\$50.88	\$73.14	\$29.16	\$52.43
<b>Distance from Cooperative in miles</b>		0.12	0.06	0.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03169-0031	4-03156-0106	4-03171-0001	4-03097-0038
<b>Address</b>	99 67 ROAD	94 WETHEROLE STREET	101 BOOTH STREET	64 WETHEROLE STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	56	54	62	56
<b>Year Built</b>	1961	1951	1954	1952
<b>Gross SqFt</b>	49,300	48,960	61,242	50,400
<b>Estimated Gross Income</b>	\$741,472	\$657,728	\$949,104	\$758,152
<b>Gross Income per SqFt</b>	\$15.04	\$13.43	\$15.50	\$15.04
<b>Estimated Expense</b>	\$363,321	\$342,189	\$287,943	\$311,197
<b>Expense SqFt</b>	\$7.37	\$6.99	\$4.70	\$6.17
<b>Net Operating Income</b>	\$378,151	\$315,539	\$661,161	\$446,955
<b>Full Market Value</b>	\$2,539,000	\$2,042,000	\$4,479,000	\$3,001,000
<b>Market Value per SqFt</b>	\$51.50	\$41.71	\$73.14	\$59.54
<b>Distance from Cooperative in miles</b>		0.16	0.10	0.40

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03169-0036	4-02138-0043	4-03166-0095	4-02144-0002
<b>Address</b>	67 BOOTH STREET	104 68 DRIVE	67 BURNS STREET	105 62 ROAD
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	101	104	112	108
<b>Year Built</b>	1955	1942	1961	1956
<b>Gross SqFt</b>	94,769	97,200	109,200	85,908
<b>Estimated Gross Income</b>	\$1,588,328	\$1,633,985	\$1,564,752	\$1,439,880
<b>Gross Income per SqFt</b>	\$16.76	\$16.81	\$14.33	\$16.76
<b>Estimated Expense</b>	\$714,558	\$754,286	\$749,804	\$647,934
<b>Expense SqFt</b>	\$7.54	\$7.76	\$6.87	\$7.54
<b>Net Operating Income</b>	\$873,770	\$879,699	\$814,948	\$791,946
<b>Full Market Value</b>	\$5,532,000	\$6,096,000	\$5,388,000	\$5,484,000
<b>Market Value per SqFt</b>	\$58.37	\$62.72	\$49.34	\$63.84
<b>Distance from Cooperative in miles</b>		0.26	0.09	0.78

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03170-0001	4-02136-0033	4-03168-0013	
<b>Address</b>	100 67 ROAD	67 YELLOWSTONE BOULEVARD	98 67 AVENUE	
<b>Neighborhood</b>	REGO PARK	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	156	109	128	
<b>Year Built</b>	1950	1941	1954	
<b>Gross SqFt</b>	137,120	118,800	132,724	
<b>Estimated Gross Income</b>	\$1,982,400	\$1,660,145	\$1,992,925	
<b>Gross Income per SqFt</b>	\$14.46	\$13.97	\$15.02	
<b>Estimated Expense</b>	\$971,376	\$670,432	\$936,675	
<b>Expense SqFt</b>	\$7.08	\$5.64	\$7.06	
<b>Net Operating Income</b>	\$1,011,024	\$989,713	\$1,056,250	
<b>Full Market Value</b>	\$6,237,000	\$6,491,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$45.49	\$54.64	\$40.57	
<b>Distance from Cooperative in miles</b>		0.20	0.10	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03171-0019	4-03164-0054	4-03171-0001	4-03085-0055
<b>Address</b>	100 67 ROAD	67 DARTMOUTH STREET	101 BOOTH STREET	64 BOOTH STREET
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	43	38	62	52
<b>Year Built</b>	1966	1955	1954	1954
<b>Gross SqFt</b>	46,570	43,200	61,242	42,450
<b>Estimated Gross Income</b>	\$721,835	\$547,265	\$949,104	\$723,661
<b>Gross Income per SqFt</b>	\$15.50	\$12.67	\$15.50	\$17.05
<b>Estimated Expense</b>	\$353,699	\$279,105	\$287,943	\$300,525
<b>Expense SqFt</b>	\$7.59	\$6.46	\$4.70	\$7.08
<b>Net Operating Income</b>	\$368,136	\$268,160	\$661,161	\$423,136
<b>Full Market Value</b>	\$2,493,000	\$1,699,000	\$4,479,000	\$2,238,000
<b>Market Value per SqFt</b>	\$53.53	\$39.33	\$73.14	\$52.72
<b>Distance from Cooperative in miles</b>		0.32	0.00	0.40

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03173-0070	4-03166-0095	4-03168-0013	
<b>Address</b>	67 BOOTH STREET	67 BURNS STREET	98 67 AVENUE	
<b>Neighborhood</b>	REGO PARK	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	110	112	128	
<b>Year Built</b>	1950	1961	1954	
<b>Gross SqFt</b>	117,480	109,200	132,724	
<b>Estimated Gross Income</b>	\$1,724,606	\$1,564,752	\$1,992,925	
<b>Gross Income per SqFt</b>	\$14.68	\$14.33	\$15.02	
<b>Estimated Expense</b>	\$818,836	\$749,804	\$936,675	
<b>Expense SqFt</b>	\$6.97	\$6.87	\$7.06	
<b>Net Operating Income</b>	\$905,770	\$814,948	\$1,056,250	
<b>Full Market Value</b>	\$6,035,000	\$5,388,000	\$5,384,000	
<b>Market Value per SqFt</b>	\$51.37	\$49.34	\$40.57	
<b>Distance from Cooperative in miles</b>		0.19	0.18	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03179-0020	4-02224-0016	4-03322-0043	4-03169-0002
<b>Address</b>	68 SELFRIDGE STREET	108 71 AVENUE	83 118 STREET	99 67 ROAD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	KEW GARDENS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	89	66	79	98
<b>Year Built</b>	1966	1940	1979	1950
<b>Gross SqFt</b>	74,243	65,500	72,147	77,904
<b>Estimated Gross Income</b>	\$1,105,105	\$891,078	\$1,311,377	\$859,179
<b>Gross Income per SqFt</b>	\$14.88	\$13.60	\$18.18	\$11.03
<b>Estimated Expense</b>	\$541,501	\$377,499	\$550,778	\$480,814
<b>Expense SqFt</b>	\$7.29	\$5.76	\$7.63	\$6.17
<b>Net Operating Income</b>	\$563,604	\$513,579	\$760,599	\$378,365
<b>Full Market Value</b>	\$3,771,000	\$3,206,000	\$5,378,000	\$2,272,000
<b>Market Value per SqFt</b>	\$50.79	\$48.95	\$74.54	\$29.16
<b>Distance from Cooperative in miles</b>		1.01	1.35	0.84

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03180-0041	4-03148-0035	4-03156-0106	4-03085-0055
<b>Address</b>	74 YELLOWSTONE BOULEVARD	85 68 ROAD	94 WETHEROLE STREET	64 BOOTH STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	54	51	54	52
<b>Year Built</b>	1955	1969	1951	1954
<b>Gross SqFt</b>	45,000	36,246	48,960	42,450
<b>Estimated Gross Income</b>	\$678,600	\$546,438	\$657,728	\$723,661
<b>Gross Income per SqFt</b>	\$15.08	\$15.08	\$13.43	\$17.05
<b>Estimated Expense</b>	\$284,850	\$229,588	\$342,189	\$300,525
<b>Expense SqFt</b>	\$6.33	\$6.33	\$6.99	\$7.08
<b>Net Operating Income</b>	\$393,750	\$316,850	\$315,539	\$423,136
<b>Full Market Value</b>	\$2,646,000	\$1,807,000	\$2,042,000	\$2,238,000
<b>Market Value per SqFt</b>	\$58.80	\$49.85	\$41.71	\$52.72
<b>Distance from Cooperative in miles</b>		0.10	0.68	0.89

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03183-0002	4-03100-0026	4-03156-0106	
<b>Address</b>	66 YELLOWSTONE BOULEVARD	65 WETHEROLE STREET	94 WETHEROLE STREET	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	66	72	54	
<b>Year Built</b>	1957	1953	1951	
<b>Gross SqFt</b>	57,720	59,532	48,960	
<b>Estimated Gross Income</b>	\$893,506	\$1,043,728	\$657,728	
<b>Gross Income per SqFt</b>	\$15.48	\$17.53	\$13.43	
<b>Estimated Expense</b>	\$415,584	\$441,158	\$342,189	
<b>Expense SqFt</b>	\$7.20	\$7.41	\$6.99	
<b>Net Operating Income</b>	\$477,922	\$602,570	\$315,539	
<b>Full Market Value</b>	\$3,236,000	\$4,222,000	\$2,042,000	
<b>Market Value per SqFt</b>	\$56.06	\$70.92	\$41.71	
<b>Distance from Cooperative in miles</b>		0.63	0.57	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03191-0001	4-02138-0043	4-03173-0013	
<b>Address</b>	71 YELLOWSTONE BOULEVARD	104 68 DRIVE	101 67 DRIVE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	107	104	61	
<b>Year Built</b>	1954	1942	1949	
<b>Gross SqFt</b>	91,170	97,200	70,910	
<b>Estimated Gross Income</b>	\$1,507,950	\$1,633,985	\$1,172,902	
<b>Gross Income per SqFt</b>	\$16.54	\$16.81	\$16.54	
<b>Estimated Expense</b>	\$738,896	\$754,286	\$433,537	
<b>Expense SqFt</b>	\$8.10	\$7.76	\$6.11	
<b>Net Operating Income</b>	\$769,054	\$879,699	\$739,365	
<b>Full Market Value</b>	\$5,306,000	\$6,096,000	\$5,102,000	
<b>Market Value per SqFt</b>	\$58.20	\$62.72	\$71.95	
<b>Distance from Cooperative in miles</b>		0.35	0.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03193-0001	4-03148-0035	4-03156-0106	4-03085-0055
<b>Address</b>	68 SELFRIDGE STREET	85 68 ROAD	94 WETHEROLE STREET	64 BOOTH STREET
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	58	51	54	52
<b>Year Built</b>	1967	1969	1951	1954
<b>Gross SqFt</b>	45,354	36,246	48,960	42,450
<b>Estimated Gross Income</b>	\$683,938	\$546,438	\$657,728	\$723,661
<b>Gross Income per SqFt</b>	\$15.08	\$15.08	\$13.43	\$17.05
<b>Estimated Expense</b>	\$287,091	\$229,588	\$342,189	\$300,525
<b>Expense SqFt</b>	\$6.33	\$6.33	\$6.99	\$7.08
<b>Net Operating Income</b>	\$396,847	\$316,850	\$315,539	\$423,136
<b>Full Market Value</b>	\$2,666,000	\$1,807,000	\$2,042,000	\$2,238,000
<b>Market Value per SqFt</b>	\$58.78	\$49.85	\$41.71	\$52.72
<b>Distance from Cooperative in miles</b>		0.26	0.82	1.04

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03198-0033	4-03335-0030	4-03066-0052	4-03104-0023
<b>Address</b>	94 69 AVENUE	80 AUSTIN STREET	77 66 DRIVE	63 AUSTIN STREET
<b>Neighborhood</b>	FOREST HILLS	KEW GARDENS	MIDDLE VILLAGE	REGO PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	32	48	32	84
<b>Year Built</b>	1938	1930	1933	1950
<b>Gross SqFt</b>	43,599	35,790	25,920	75,246
<b>Estimated Gross Income</b>	\$629,570	\$552,924	\$374,298	\$1,074,963
<b>Gross Income per SqFt</b>	\$14.44	\$15.45	\$14.44	\$14.29
<b>Estimated Expense</b>	\$234,999	\$258,900	\$139,833	\$411,563
<b>Expense SqFt</b>	\$5.39	\$7.23	\$5.39	\$5.47
<b>Net Operating Income</b>	\$394,571	\$294,024	\$234,465	\$663,400
<b>Full Market Value</b>	\$2,615,000	\$1,990,000	\$1,554,000	\$4,384,000
<b>Market Value per SqFt</b>	\$59.98	\$55.60	\$59.95	\$58.26
<b>Distance from Cooperative in miles</b>		1.09	1.20	0.75

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03205-0004	4-03087-0021	4-03117-0017	
<b>Address</b>	68 BURNS STREET	65 SAUNDERS STREET	89 63 DRIVE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	24	38	36	
<b>Year Built</b>	1920	1954	1957	
<b>Gross SqFt</b>	24,408	26,400	23,100	
<b>Estimated Gross Income</b>	\$369,293	\$413,525	\$336,993	
<b>Gross Income per SqFt</b>	\$15.13	\$15.66	\$14.59	
<b>Estimated Expense</b>	\$153,282	\$166,198	\$144,554	
<b>Expense SqFt</b>	\$6.28	\$6.30	\$6.26	
<b>Net Operating Income</b>	\$216,011	\$247,327	\$192,439	
<b>Full Market Value</b>	\$1,453,000	\$1,680,000	\$1,280,000	
<b>Market Value per SqFt</b>	\$59.53	\$63.64	\$55.41	
<b>Distance from Cooperative in miles</b>		0.55	0.78	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03205-0008	4-03087-0021	4-03117-0017	
<b>Address</b>	68 BURNS STREET	65 SAUNDERS STREET	89 63 DRIVE	
<b>Neighborhood</b>	FOREST HILLS	REGO PARK	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	24	38	36	
<b>Year Built</b>	1920	1954	1957	
<b>Gross SqFt</b>	24,408	26,400	23,100	
<b>Estimated Gross Income</b>	\$369,293	\$413,525	\$336,993	
<b>Gross Income per SqFt</b>	\$15.13	\$15.66	\$14.59	
<b>Estimated Expense</b>	\$153,282	\$166,198	\$144,554	
<b>Expense SqFt</b>	\$6.28	\$6.30	\$6.26	
<b>Net Operating Income</b>	\$216,011	\$247,327	\$192,439	
<b>Full Market Value</b>	\$1,453,000	\$1,680,000	\$1,280,000	
<b>Market Value per SqFt</b>	\$59.53	\$63.64	\$55.41	
<b>Distance from Cooperative in miles</b>		0.55	0.78	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03205-0012	4-03205-0024	4-03087-0021	4-03117-0017
<b>Address</b>	68 BURNS STREET	68 BURNS STREET	65 SAUNDERS STREET	89 63 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	24	20	38	36
<b>Year Built</b>	1920	1931	1954	1957
<b>Gross SqFt</b>	24,408	24,408	26,400	23,100
<b>Estimated Gross Income</b>	\$382,229	\$388,234	\$413,525	\$336,993
<b>Gross Income per SqFt</b>	\$15.66	\$15.91	\$15.66	\$14.59
<b>Estimated Expense</b>	\$168,181	\$170,823	\$166,198	\$144,554
<b>Expense SqFt</b>	\$6.89	\$7.00	\$6.30	\$6.26
<b>Net Operating Income</b>	\$214,048	\$217,411	\$247,327	\$192,439
<b>Full Market Value</b>	\$1,454,000	\$1,484,000	\$1,680,000	\$1,280,000
<b>Market Value per SqFt</b>	\$59.57	\$60.80	\$63.64	\$55.41
<b>Distance from Cooperative in miles</b>		0.00	0.55	0.78

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03205-0016	4-03205-0024	4-03087-0021	4-03117-0017
<b>Address</b>	68 BURNS STREET	68 BURNS STREET	65 SAUNDERS STREET	89 63 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	24	20	38	36
<b>Year Built</b>	1920	1931	1954	1957
<b>Gross SqFt</b>	24,408	24,408	26,400	23,100
<b>Estimated Gross Income</b>	\$382,229	\$388,234	\$413,525	\$336,993
<b>Gross Income per SqFt</b>	\$15.66	\$15.91	\$15.66	\$14.59
<b>Estimated Expense</b>	\$168,181	\$170,823	\$166,198	\$144,554
<b>Expense SqFt</b>	\$6.89	\$7.00	\$6.30	\$6.26
<b>Net Operating Income</b>	\$214,048	\$217,411	\$247,327	\$192,439
<b>Full Market Value</b>	\$1,454,000	\$1,484,000	\$1,680,000	\$1,280,000
<b>Market Value per SqFt</b>	\$59.57	\$60.80	\$63.64	\$55.41
<b>Distance from Cooperative in miles</b>		0.00	0.55	0.78

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03205-0020	4-03205-0024	4-03087-0021	4-03117-0017
<b>Address</b>	68 BURNS STREET	68 BURNS STREET	65 SAUNDERS STREET	89 63 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	24	20	38	36
<b>Year Built</b>	1920	1931	1954	1957
<b>Gross SqFt</b>	24,408	24,408	26,400	23,100
<b>Estimated Gross Income</b>	\$382,229	\$388,234	\$413,525	\$336,993
<b>Gross Income per SqFt</b>	\$15.66	\$15.91	\$15.66	\$14.59
<b>Estimated Expense</b>	\$168,181	\$170,823	\$166,198	\$144,554
<b>Expense SqFt</b>	\$6.89	\$7.00	\$6.30	\$6.26
<b>Net Operating Income</b>	\$214,048	\$217,411	\$247,327	\$192,439
<b>Full Market Value</b>	\$1,454,000	\$1,484,000	\$1,680,000	\$1,280,000
<b>Market Value per SqFt</b>	\$59.57	\$60.80	\$63.64	\$55.41
<b>Distance from Cooperative in miles</b>		0.00	0.55	0.78

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03233-0001	4-02138-0011	4-02226-0001	4-02221-0006
<b>Address</b>	6 BURNS STREET	103 68 ROAD	109 QUEENS BOULEVARD	69 108 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	122	105	76	54
<b>Year Built</b>	1920	1942	1939	1940
<b>Gross SqFt</b>	90,141	97,200	90,000	45,800
<b>Estimated Gross Income</b>	\$1,558,540	\$1,706,125	\$1,531,917	\$820,573
<b>Gross Income per SqFt</b>	\$17.29	\$17.55	\$17.02	\$17.92
<b>Estimated Expense</b>	\$716,928	\$719,018	\$499,374	\$305,662
<b>Expense SqFt</b>	\$7.95	\$7.40	\$5.55	\$6.67
<b>Net Operating Income</b>	\$841,612	\$987,107	\$1,032,543	\$514,911
<b>Full Market Value</b>	\$5,875,000	\$6,918,000	\$7,180,000	\$3,627,000
<b>Market Value per SqFt</b>	\$65.18	\$71.17	\$79.78	\$79.19
<b>Distance from Cooperative in miles</b>		0.42	0.27	0.32

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03233-0014	4-02185-0011	4-01977-0032	4-02185-0040
<b>Address</b>	9 71 AVENUE	110 64 ROAD	42 104 STREET	110 65 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	CORONA	FOREST HILLS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP	C9-WALK-UP
<b>Total Units</b>	24	28	23	28
<b>Year Built</b>	1920	1950	1931	1950
<b>Gross SqFt</b>	24,311	26,306	17,808	26,306
<b>Estimated Gross Income</b>	\$414,259	\$431,699	\$303,484	\$469,828
<b>Gross Income per SqFt</b>	\$17.04	\$16.41	\$17.04	\$17.86
<b>Estimated Expense</b>	\$202,987	\$196,117	\$152,033	\$200,895
<b>Expense SqFt</b>	\$8.35	\$7.46	\$8.54	\$7.64
<b>Net Operating Income</b>	\$211,272	\$235,582	\$151,451	\$268,933
<b>Full Market Value</b>	\$1,469,000	\$1,622,000	\$811,000	\$1,805,000
<b>Market Value per SqFt</b>	\$60.43	\$61.66	\$45.54	\$68.62
<b>Distance from Cooperative in miles</b>		0.93	2.12	0.93

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03233-0022	4-03258-0006	4-02225-0001	4-02153-0025
<b>Address</b>	4 DARTMOUTH STREET	109 QUEENS BOULEVARD	109 72 AVENUE	66 108 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	66	66	67	71
<b>Year Built</b>	1931	1929	1939	1939
<b>Gross SqFt</b>	70,000	61,050	61,930	75,084
<b>Estimated Gross Income</b>	\$1,185,800	\$978,712	\$1,069,036	\$1,271,803
<b>Gross Income per SqFt</b>	\$16.94	\$16.03	\$17.26	\$16.94
<b>Estimated Expense</b>	\$545,468	\$411,059	\$375,221	\$449,561
<b>Expense SqFt</b>	\$7.79	\$6.73	\$6.06	\$5.99
<b>Net Operating Income</b>	\$640,332	\$567,653	\$693,815	\$822,242
<b>Full Market Value</b>	\$4,447,000	\$2,589,000	\$4,843,000	\$5,710,000
<b>Market Value per SqFt</b>	\$63.53	\$42.41	\$78.20	\$76.05
<b>Distance from Cooperative in miles</b>		0.22	0.25	0.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03236-0035	4-05137-0102	4-03155-0027	4-02104-0001
<b>Address</b>	70 YELLOWSTONE BOULEVARD	43 KISSENA BOULEVARD	98 67 AVENUE	98 QUEENS BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FLUSHING-NORTH	REGO PARK	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	566	325	286	206
<b>Year Built</b>	1965	1965	1959	1952
<b>Gross SqFt</b>	575,600	317,277	275,197	204,340
<b>Estimated Gross Income</b>	\$10,049,976	\$5,671,209	\$4,805,716	\$2,991,155
<b>Gross Income per SqFt</b>	\$17.46	\$17.87	\$17.46	\$14.64
<b>Estimated Expense</b>	\$4,622,989	\$2,274,621	\$1,762,652	\$1,495,578
<b>Expense SqFt</b>	\$8.03	\$7.17	\$6.41	\$7.32
<b>Net Operating Income</b>	\$5,426,987	\$3,396,588	\$3,043,064	\$1,495,577
<b>Full Market Value</b>	\$37,980,000	\$23,910,000	\$21,300,000	\$9,959,000
<b>Market Value per SqFt</b>	\$65.98	\$75.36	\$77.40	\$48.74
<b>Distance from Cooperative in miles</b>		2.54	0.44	0.57

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03253-0051	4-02225-0006	4-03340-0013	4-02138-0043
<b>Address</b>	20 71 AVENUE	109 QUEENS BOULEVARD	111 76 AVENUE	104 68 DRIVE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	65	74	104
<b>Year Built</b>	1932	1936	1938	1942
<b>Gross SqFt</b>	85,075	72,800	75,455	97,200
<b>Estimated Gross Income</b>	\$1,430,111	\$1,095,680	\$1,329,884	\$1,633,985
<b>Gross Income per SqFt</b>	\$16.81	\$15.05	\$17.62	\$16.81
<b>Estimated Expense</b>	\$660,182	\$423,906	\$407,163	\$754,286
<b>Expense SqFt</b>	\$7.76	\$5.82	\$5.40	\$7.76
<b>Net Operating Income</b>	\$769,929	\$671,774	\$922,721	\$879,699
<b>Full Market Value</b>	\$5,336,000	\$4,512,000	\$6,473,000	\$6,096,000
<b>Market Value per SqFt</b>	\$62.72	\$61.98	\$85.79	\$62.72
<b>Distance from Cooperative in miles</b>		0.25	0.49	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03253-0062	4-02213-0018	4-02224-0028	
<b>Address</b>	1 STATION SQUARE	69 108 STREET	108 71 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	54	56	60	
<b>Year Built</b>	1930	1928	1950	
<b>Gross SqFt</b>	54,185	69,352	63,074	
<b>Estimated Gross Income</b>	\$914,643	\$1,166,138	\$1,069,085	
<b>Gross Income per SqFt</b>	\$16.88	\$16.81	\$16.95	
<b>Estimated Expense</b>	\$420,736	\$548,085	\$418,801	
<b>Expense SqFt</b>	\$7.76	\$7.90	\$6.64	
<b>Net Operating Income</b>	\$493,907	\$618,053	\$650,284	
<b>Full Market Value</b>	\$3,427,000	\$3,951,000	\$4,516,000	
<b>Market Value per SqFt</b>	\$63.25	\$56.97	\$71.60	
<b>Distance from Cooperative in miles</b>		0.35	0.26	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03254-0020	4-02185-0040	4-01977-0032	
<b>Address</b>	2 STATION SQUARE	110 65 AVENUE	42 104 STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	CORONA	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	32	28	23	
<b>Year Built</b>	1930	1950	1931	
<b>Gross SqFt</b>	22,450	26,306	17,808	
<b>Estimated Gross Income</b>	\$391,753	\$469,828	\$303,484	
<b>Gross Income per SqFt</b>	\$17.45	\$17.86	\$17.04	
<b>Estimated Expense</b>	\$181,621	\$200,895	\$152,033	
<b>Expense SqFt</b>	\$8.09	\$7.64	\$8.54	
<b>Net Operating Income</b>	\$210,132	\$268,933	\$151,451	
<b>Full Market Value</b>	\$1,470,000	\$1,805,000	\$811,000	
<b>Market Value per SqFt</b>	\$65.48	\$68.62	\$45.54	
<b>Distance from Cooperative in miles</b>		1.00	2.23	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03254-0029	4-03342-0022	4-03205-0024	
<b>Address</b>	71 BURNS STREET	111 76 DRIVE	68 BURNS STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	26	24	20	
<b>Year Built</b>	1961	1966	1931	
<b>Gross SqFt</b>	17,868	21,396	24,408	
<b>Estimated Gross Income</b>	\$282,500	\$336,178	\$388,234	
<b>Gross Income per SqFt</b>	\$15.81	\$15.71	\$15.91	
<b>Estimated Expense</b>	\$129,950	\$148,722	\$170,823	
<b>Expense SqFt</b>	\$7.27	\$6.95	\$7.00	
<b>Net Operating Income</b>	\$152,550	\$187,456	\$217,411	
<b>Full Market Value</b>	\$949,000	\$824,000	\$1,484,000	
<b>Market Value per SqFt</b>	\$53.11	\$38.51	\$60.80	
<b>Distance from Cooperative in miles</b>		0.51	0.42	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03257-0009	4-02224-0028	4-03258-0023	4-02236-0012
<b>Address</b>	108 72 AVENUE	108 71 AVENUE	72 AUSTIN STREET	110 72 AVENUE
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	60	50	108
<b>Year Built</b>	1939	1950	1920	1951
<b>Gross SqFt</b>	74,100	63,074	48,000	104,644
<b>Estimated Gross Income</b>	\$1,240,434	\$1,069,085	\$803,290	\$1,673,508
<b>Gross Income per SqFt</b>	\$16.74	\$16.95	\$16.74	\$15.99
<b>Estimated Expense</b>	\$572,793	\$418,801	\$371,115	\$620,678
<b>Expense SqFt</b>	\$7.73	\$6.64	\$7.73	\$5.93
<b>Net Operating Income</b>	\$667,641	\$650,284	\$432,175	\$1,052,830
<b>Full Market Value</b>	\$4,621,000	\$4,516,000	\$2,991,000	\$7,198,000
<b>Market Value per SqFt</b>	\$62.36	\$71.60	\$62.31	\$68.79
<b>Distance from Cooperative in miles</b>		0.12	0.06	0.18

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03275-0083	4-03258-0006	4-03340-0044	4-03340-0052
<b>Address</b>	72 BURNS STREET	109 QUEENS BOULEVARD	111 76 ROAD	111 76 ROAD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	44	66	61	60
<b>Year Built</b>	1930	1929	1939	1939
<b>Gross SqFt</b>	53,400	61,050	52,182	53,455
<b>Estimated Gross Income</b>	\$894,985	\$978,712	\$899,937	\$932,219
<b>Gross Income per SqFt</b>	\$16.76	\$16.03	\$17.25	\$17.44
<b>Estimated Expense</b>	\$411,693	\$411,059	\$297,210	\$339,727
<b>Expense SqFt</b>	\$7.71	\$6.73	\$5.70	\$6.36
<b>Net Operating Income</b>	\$483,292	\$567,653	\$602,727	\$592,492
<b>Full Market Value</b>	\$3,346,000	\$2,589,000	\$4,207,000	\$4,146,000
<b>Market Value per SqFt</b>	\$62.66	\$42.41	\$80.62	\$77.56
<b>Distance from Cooperative in miles</b>		0.11	0.34	0.34

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03276-0024	4-03334-0299	4-02225-0001	4-02225-0006
<b>Address</b>	1 ASCAN AVENUE	77 AUSTIN STREET	109 72 AVENUE	109 QUEENS BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	51	60	67	65
<b>Year Built</b>	1918	1929	1939	1936
<b>Gross SqFt</b>	66,600	68,090	61,930	72,800
<b>Estimated Gross Income</b>	\$1,002,330	\$918,680	\$1,069,036	\$1,095,680
<b>Gross Income per SqFt</b>	\$15.05	\$13.49	\$17.26	\$15.05
<b>Estimated Expense</b>	\$491,142	\$407,752	\$375,221	\$423,906
<b>Expense SqFt</b>	\$7.37	\$5.99	\$6.06	\$5.82
<b>Net Operating Income</b>	\$511,188	\$510,928	\$693,815	\$671,774
<b>Full Market Value</b>	\$3,433,000	\$3,253,000	\$4,843,000	\$4,512,000
<b>Market Value per SqFt</b>	\$51.55	\$47.78	\$78.20	\$61.98
<b>Distance from Cooperative in miles</b>		0.35	0.28	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03291-0001	4-02210-0001	4-03272-0001	4-02210-0018
<b>Address</b>	73 AUSTIN STREET	68 YELLOWSTONE BOULEVARD	150 GREENWAY TERRACE	68 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	104	108	96	118
<b>Year Built</b>	1930	1940	1941	1941
<b>Gross SqFt</b>	125,272	139,052	139,142	133,323
<b>Estimated Gross Income</b>	\$1,917,900	\$2,005,308	\$2,364,431	\$2,064,870
<b>Gross Income per SqFt</b>	\$15.31	\$14.42	\$16.99	\$15.49
<b>Estimated Expense</b>	\$882,234	\$925,106	\$858,895	\$781,278
<b>Expense SqFt</b>	\$7.04	\$6.65	\$6.17	\$5.86
<b>Net Operating Income</b>	\$1,035,666	\$1,080,202	\$1,505,536	\$1,283,592
<b>Full Market Value</b>	\$6,990,000	\$7,155,000	\$10,463,000	\$8,693,000
<b>Market Value per SqFt</b>	\$55.80	\$51.46	\$75.20	\$65.20
<b>Distance from Cooperative in miles</b>		0.71	0.22	0.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03291-0016	4-02238-0019	4-02139-0026	4-02136-0033
<b>Address</b>	75 AUSTIN STREET	72 112 STREET	68 YELLOWSTONE BOULEVARD	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	144	118	112	109
<b>Year Built</b>	1952	1939	1941	1941
<b>Gross SqFt</b>	123,182	137,500	132,960	118,800
<b>Estimated Gross Income</b>	\$2,004,170	\$2,237,093	\$2,329,576	\$1,660,145
<b>Gross Income per SqFt</b>	\$16.27	\$16.27	\$17.52	\$13.97
<b>Estimated Expense</b>	\$921,918	\$939,579	\$922,362	\$670,432
<b>Expense SqFt</b>	\$7.48	\$6.83	\$6.94	\$5.64
<b>Net Operating Income</b>	\$1,082,252	\$1,297,514	\$1,407,214	\$989,713
<b>Full Market Value</b>	\$7,435,000	\$8,913,000	\$9,858,000	\$6,491,000
<b>Market Value per SqFt</b>	\$60.36	\$64.82	\$74.14	\$54.64
<b>Distance from Cooperative in miles</b>		0.20	0.69	0.85

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03291-0080	4-03340-0044	4-03341-0001	
<b>Address</b>	150 BURNS STREET	111 76 ROAD	111 76 ROAD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	43	61	60	
<b>Year Built</b>	1932	1939	1937	
<b>Gross SqFt</b>	52,454	52,182	56,636	
<b>Estimated Gross Income</b>	\$882,800	\$899,937	\$928,734	
<b>Gross Income per SqFt</b>	\$16.83	\$17.25	\$16.40	
<b>Estimated Expense</b>	\$406,088	\$297,210	\$390,068	
<b>Expense SqFt</b>	\$7.74	\$5.70	\$6.89	
<b>Net Operating Income</b>	\$476,712	\$602,727	\$538,666	
<b>Full Market Value</b>	\$3,305,000	\$4,207,000	\$3,708,000	
<b>Market Value per SqFt</b>	\$63.01	\$80.62	\$65.47	
<b>Distance from Cooperative in miles</b>		0.18	0.22	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03292-0001	4-03272-0001	4-02210-0018	4-02238-0019
<b>Address</b>	109 ASCAN AVENUE	150 GREENWAY TERRACE	68 YELLOWSTONE BOULEVARD	72 112 STREET
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	91	96	118	118
<b>Year Built</b>	1932	1941	1941	1939
<b>Gross SqFt</b>	148,181	139,142	133,323	137,500
<b>Estimated Gross Income</b>	\$2,410,900	\$2,364,431	\$2,064,870	\$2,237,093
<b>Gross Income per SqFt</b>	\$16.27	\$16.99	\$15.49	\$16.27
<b>Estimated Expense</b>	\$1,181,341	\$858,895	\$781,278	\$939,579
<b>Expense SqFt</b>	\$7.97	\$6.17	\$5.86	\$6.83
<b>Net Operating Income</b>	\$1,229,559	\$1,505,536	\$1,283,592	\$1,297,514
<b>Full Market Value</b>	\$8,447,000	\$10,463,000	\$8,693,000	\$8,913,000
<b>Market Value per SqFt</b>	\$57.00	\$75.20	\$65.20	\$64.82
<b>Distance from Cooperative in miles</b>		0.26	0.62	0.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03292-0028	4-02226-0001	4-02138-0043	
<b>Address</b>	110 73 ROAD	109 QUEENS BOULEVARD	104 68 DRIVE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	71	76	104	
<b>Year Built</b>	1937	1939	1942	
<b>Gross SqFt</b>	100,000	90,000	97,200	
<b>Estimated Gross Income</b>	\$1,692,000	\$1,531,917	\$1,633,985	
<b>Gross Income per SqFt</b>	\$16.92	\$17.02	\$16.81	
<b>Estimated Expense</b>	\$778,320	\$499,374	\$754,286	
<b>Expense SqFt</b>	\$7.78	\$5.55	\$7.76	
<b>Net Operating Income</b>	\$913,680	\$1,032,543	\$879,699	
<b>Full Market Value</b>	\$6,344,000	\$7,180,000	\$6,096,000	
<b>Market Value per SqFt</b>	\$63.44	\$79.78	\$62.72	
<b>Distance from Cooperative in miles</b>		0.16	0.66	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03292-0036	4-02226-0001	4-02237-0033	
<b>Address</b>	110 73 ROAD	109 QUEENS BOULEVARD	72 112 STREET	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	79	76	85	
<b>Year Built</b>	1933	1939	1941	
<b>Gross SqFt</b>	98,182	90,000	85,200	
<b>Estimated Gross Income</b>	\$1,459,966	\$1,531,917	\$1,083,015	
<b>Gross Income per SqFt</b>	\$14.87	\$17.02	\$12.71	
<b>Estimated Expense</b>	\$621,492	\$499,374	\$604,662	
<b>Expense SqFt</b>	\$6.33	\$5.55	\$7.10	
<b>Net Operating Income</b>	\$838,474	\$1,032,543	\$478,353	
<b>Full Market Value</b>	\$5,609,000	\$7,180,000	\$3,035,000	
<b>Market Value per SqFt</b>	\$57.13	\$79.78	\$35.62	
<b>Distance from Cooperative in miles</b>		0.16	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03293-0045	4-03205-0024	4-03340-0052	
<b>Address</b>	111 75 AVENUE	68 BURNS STREET	111 76 ROAD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	36	20	60	
<b>Year Built</b>	1939	1931	1939	
<b>Gross SqFt</b>	30,580	24,408	53,455	
<b>Estimated Gross Income</b>	\$510,074	\$388,234	\$932,219	
<b>Gross Income per SqFt</b>	\$16.68	\$15.91	\$17.44	
<b>Estimated Expense</b>	\$234,634	\$170,823	\$339,727	
<b>Expense SqFt</b>	\$7.67	\$7.00	\$6.36	
<b>Net Operating Income</b>	\$275,440	\$217,411	\$592,492	
<b>Full Market Value</b>	\$1,815,000	\$1,484,000	\$4,146,000	
<b>Market Value per SqFt</b>	\$59.35	\$60.80	\$77.56	
<b>Distance from Cooperative in miles</b>		0.69	0.16	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03293-0050	4-02226-0001	4-03348-0028	4-02136-0033
<b>Address</b>	111 75 AVENUE	109 QUEENS BOULEVARD	119 UNION TURNPIKE	67 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	KEW GARDENS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	76	120	109
<b>Year Built</b>	1937	1939	1926	1941
<b>Gross SqFt</b>	106,364	90,000	106,909	118,800
<b>Estimated Gross Income</b>	\$1,485,905	\$1,531,917	\$1,449,199	\$1,660,145
<b>Gross Income per SqFt</b>	\$13.97	\$17.02	\$13.56	\$13.97
<b>Estimated Expense</b>	\$599,893	\$499,374	\$723,262	\$670,432
<b>Expense SqFt</b>	\$5.64	\$5.55	\$6.77	\$5.64
<b>Net Operating Income</b>	\$886,012	\$1,032,543	\$725,937	\$989,713
<b>Full Market Value</b>	\$5,811,000	\$7,180,000	\$4,712,000	\$6,491,000
<b>Market Value per SqFt</b>	\$54.63	\$79.78	\$44.07	\$54.64
<b>Distance from Cooperative in miles</b>		0.22	0.49	0.83

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03293-0064	4-03334-0299	4-02138-0043	
<b>Address</b>	73 AUSTIN STREET	77 AUSTIN STREET	104 68 DRIVE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	86	60	104	
<b>Year Built</b>	1928	1929	1942	
<b>Gross SqFt</b>	97,825	68,090	97,200	
<b>Estimated Gross Income</b>	\$1,482,049	\$918,680	\$1,633,985	
<b>Gross Income per SqFt</b>	\$15.15	\$13.49	\$16.81	
<b>Estimated Expense</b>	\$673,036	\$407,752	\$754,286	
<b>Expense SqFt</b>	\$6.88	\$5.99	\$7.76	
<b>Net Operating Income</b>	\$809,013	\$510,928	\$879,699	
<b>Full Market Value</b>	\$5,444,000	\$3,253,000	\$6,096,000	
<b>Market Value per SqFt</b>	\$55.65	\$47.78	\$62.72	
<b>Distance from Cooperative in miles</b>		0.27	0.72	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03312-0001	4-03322-0040	4-03086-0040	
<b>Address</b>	107 PARK LANE SOUTH	83 118 STREET	65 SAUNDERS STREET	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	152	186	178	
<b>Year Built</b>	1935	1940	1948	
<b>Gross SqFt</b>	209,844	212,202	190,400	
<b>Estimated Gross Income</b>	\$3,061,624	\$3,166,383	\$2,715,071	
<b>Gross Income per SqFt</b>	\$14.59	\$14.92	\$14.26	
<b>Estimated Expense</b>	\$1,378,675	\$1,376,816	\$1,264,952	
<b>Expense SqFt</b>	\$6.57	\$6.49	\$6.64	
<b>Net Operating Income</b>	\$1,682,949	\$1,789,567	\$1,450,119	
<b>Full Market Value</b>	\$11,192,000	\$11,983,000	\$9,574,000	
<b>Market Value per SqFt</b>	\$53.33	\$56.47	\$50.28	
<b>Distance from Cooperative in miles</b>		0.34	1.64	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03312-0008	4-03322-0040	4-03321-0061	4-03086-0040
<b>Address</b>	117 METROPOLITAN AVENUE	83 118 STREET	83 116 STREET	65 SAUNDERS STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	REGO PARK
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	168	186	180	178
<b>Year Built</b>	1935	1940	1950	1948
<b>Gross SqFt</b>	219,248	212,202	140,196	190,400
<b>Estimated Gross Income</b>	\$3,271,180	\$3,166,383	\$2,251,352	\$2,715,071
<b>Gross Income per SqFt</b>	\$14.92	\$14.92	\$16.06	\$14.26
<b>Estimated Expense</b>	\$1,504,743	\$1,376,816	\$994,086	\$1,264,952
<b>Expense SqFt</b>	\$6.86	\$6.49	\$7.09	\$6.64
<b>Net Operating Income</b>	\$1,766,437	\$1,789,567	\$1,257,266	\$1,450,119
<b>Full Market Value</b>	\$11,830,000	\$11,983,000	\$8,607,000	\$9,574,000
<b>Market Value per SqFt</b>	\$53.96	\$56.47	\$61.39	\$50.28
<b>Distance from Cooperative in miles</b>		0.34	0.25	1.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03316-0010	4-03348-0028	4-03357-0012	
<b>Address</b>	117 UNION TURNPIKE	119 UNION TURNPIKE	84 TALBOT STREET	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	108	120	106	
<b>Year Built</b>	1923	1926	1927	
<b>Gross SqFt</b>	121,727	106,909	94,027	
<b>Estimated Gross Income</b>	\$1,673,900	\$1,449,199	\$1,242,808	
<b>Gross Income per SqFt</b>	\$13.75	\$13.56	\$13.22	
<b>Estimated Expense</b>	\$820,211	\$723,262	\$521,979	
<b>Expense SqFt</b>	\$6.74	\$6.77	\$5.55	
<b>Net Operating Income</b>	\$853,689	\$725,937	\$720,829	
<b>Full Market Value</b>	\$2,686,000	\$4,712,000	\$4,638,000	
<b>Market Value per SqFt</b>	\$22.07	\$44.07	\$49.33	
<b>Distance from Cooperative in miles</b>		0.22	0.48	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03321-0025	4-03322-0014	4-03321-0018	4-03348-0028
<b>Address</b>	83 118 STREET	118 METROPOLITAN AVENUE	83 118 STREET	119 UNION TURNPIKE
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	111	84	79	120
<b>Year Built</b>	1956	1928	1954	1926
<b>Gross SqFt</b>	101,950	83,727	74,118	106,909
<b>Estimated Gross Income</b>	\$1,555,757	\$1,277,762	\$1,150,527	\$1,449,199
<b>Gross Income per SqFt</b>	\$15.26	\$15.26	\$15.52	\$13.56
<b>Estimated Expense</b>	\$730,982	\$600,548	\$318,065	\$723,262
<b>Expense SqFt</b>	\$7.17	\$7.17	\$4.29	\$6.77
<b>Net Operating Income</b>	\$824,775	\$677,214	\$832,462	\$725,937
<b>Full Market Value</b>	\$5,562,000	\$4,567,000	\$5,478,000	\$4,712,000
<b>Market Value per SqFt</b>	\$54.56	\$54.55	\$73.91	\$44.07
<b>Distance from Cooperative in miles</b>		0.12	0.00	0.51

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03321-0043	4-03322-0014	4-03321-0018	4-03321-0037
<b>Address</b>	83 118 STREET	118 METROPOLITAN AVENUE	83 118 STREET	83 118 STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	123	84	79	84
<b>Year Built</b>	1960	1928	1954	1931
<b>Gross SqFt</b>	89,784	83,727	74,118	70,059
<b>Estimated Gross Income</b>	\$1,370,104	\$1,277,762	\$1,150,527	\$1,014,171
<b>Gross Income per SqFt</b>	\$15.26	\$15.26	\$15.52	\$14.48
<b>Estimated Expense</b>	\$643,751	\$600,548	\$318,065	\$424,282
<b>Expense SqFt</b>	\$7.17	\$7.17	\$4.29	\$6.06
<b>Net Operating Income</b>	\$726,353	\$677,214	\$832,462	\$589,889
<b>Full Market Value</b>	\$4,898,000	\$4,567,000	\$5,478,000	\$3,533,000
<b>Market Value per SqFt</b>	\$54.55	\$54.55	\$73.91	\$50.43
<b>Distance from Cooperative in miles</b>		0.12	0.00	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03321-0063	4-03321-0037	4-03322-0105	
<b>Address</b>	83 116 STREET	83 118 STREET	118 METROPOLITAN AVENUE	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	59	84	66	
<b>Year Built</b>	1931	1931	1932	
<b>Gross SqFt</b>	64,716	70,059	68,040	
<b>Estimated Gross Income</b>	\$861,370	\$1,014,171	\$962,323	
<b>Gross Income per SqFt</b>	\$13.31	\$14.48	\$14.14	
<b>Estimated Expense</b>	\$422,071	\$424,282	\$366,603	
<b>Expense SqFt</b>	\$6.52	\$6.06	\$5.39	
<b>Net Operating Income</b>	\$439,299	\$589,889	\$595,720	
<b>Full Market Value</b>	\$2,735,000	\$3,533,000	\$3,921,000	
<b>Market Value per SqFt</b>	\$42.26	\$50.43	\$57.63	
<b>Distance from Cooperative in miles</b>		0.00	0.12	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03321-0069	4-03321-0037	4-03329-0054	
<b>Address</b>	83 116 STREET	83 118 STREET	118 METROPOLITAN AVENUE	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	59	84	54	
<b>Year Built</b>	1931	1931	1924	
<b>Gross SqFt</b>	64,716	70,059	54,300	
<b>Estimated Gross Income</b>	\$956,502	\$1,014,171	\$818,183	
<b>Gross Income per SqFt</b>	\$14.78	\$14.48	\$15.07	
<b>Estimated Expense</b>	\$439,991	\$424,282	\$354,048	
<b>Expense SqFt</b>	\$6.80	\$6.06	\$6.52	
<b>Net Operating Income</b>	\$516,511	\$589,889	\$464,135	
<b>Full Market Value</b>	\$3,449,000	\$3,533,000	\$3,119,000	
<b>Market Value per SqFt</b>	\$53.29	\$50.43	\$57.44	
<b>Distance from Cooperative in miles</b>		0.00	0.12	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03321-0100	4-03321-0018	4-03322-0014	4-03348-0028
<b>Address</b>	83 118 STREET	83 118 STREET	118 METROPOLITAN AVENUE	119 UNION TURNPIKE
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	104	79	84	120
<b>Year Built</b>	1939	1954	1928	1926
<b>Gross SqFt</b>	105,000	74,118	83,727	106,909
<b>Estimated Gross Income</b>	\$1,602,300	\$1,150,527	\$1,277,762	\$1,449,199
<b>Gross Income per SqFt</b>	\$15.26	\$15.52	\$15.26	\$13.56
<b>Estimated Expense</b>	\$752,850	\$318,065	\$600,548	\$723,262
<b>Expense SqFt</b>	\$7.17	\$4.29	\$7.17	\$6.77
<b>Net Operating Income</b>	\$849,450	\$832,462	\$677,214	\$725,937
<b>Full Market Value</b>	\$5,728,000	\$5,478,000	\$4,567,000	\$4,712,000
<b>Market Value per SqFt</b>	\$54.55	\$73.91	\$54.55	\$44.07
<b>Distance from Cooperative in miles</b>		0.12	0.09	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03322-0024	4-03321-0061	4-09231-0091	4-03353-0001
<b>Address</b>	118 METROPOLITAN AVENUE	83 116 STREET	83 LEFFERTS BOULEVARD	82 AUSTIN STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	148	180	90	144
<b>Year Built</b>	1954	1950	1937	1927
<b>Gross SqFt</b>	141,000	140,196	107,700	124,343
<b>Estimated Gross Income</b>	\$2,264,460	\$2,251,352	\$1,391,116	\$2,122,416
<b>Gross Income per SqFt</b>	\$16.06	\$16.06	\$12.92	\$17.07
<b>Estimated Expense</b>	\$1,109,585	\$994,086	\$522,557	\$1,061,208
<b>Expense SqFt</b>	\$7.87	\$7.09	\$4.85	\$8.53
<b>Net Operating Income</b>	\$1,154,875	\$1,257,266	\$868,559	\$1,061,208
<b>Full Market Value</b>	\$7,906,000	\$8,607,000	\$5,543,000	\$6,963,000
<b>Market Value per SqFt</b>	\$56.07	\$61.39	\$51.47	\$56.00
<b>Distance from Cooperative in miles</b>		0.12	0.11	0.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03322-0123	4-03322-0014	4-03348-0028	4-09230-0066
<b>Address</b>	83 LEFFERTS BOULEVARD	118 METROPOLITAN AVENUE	119 UNION TURNPIKE	119 METROPOLITAN AVENUE
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	84	120	95
<b>Year Built</b>	1932	1928	1926	1925
<b>Gross SqFt</b>	105,882	83,727	106,909	71,436
<b>Estimated Gross Income</b>	\$1,615,759	\$1,277,762	\$1,449,199	\$1,152,822
<b>Gross Income per SqFt</b>	\$15.26	\$15.26	\$13.56	\$16.14
<b>Estimated Expense</b>	\$759,174	\$600,548	\$723,262	\$438,286
<b>Expense SqFt</b>	\$7.17	\$7.17	\$6.77	\$6.14
<b>Net Operating Income</b>	\$856,585	\$677,214	\$725,937	\$714,536
<b>Full Market Value</b>	\$5,776,000	\$4,567,000	\$4,712,000	\$4,898,000
<b>Market Value per SqFt</b>	\$54.55	\$54.55	\$44.07	\$68.56
<b>Distance from Cooperative in miles</b>		0.00	0.53	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03322-0135	4-03321-0061	4-03353-0001	
<b>Address</b>	118 84 AVENUE	83 116 STREET	82 AUSTIN STREET	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	120	180	144	
<b>Year Built</b>	1942	1950	1927	
<b>Gross SqFt</b>	150,000	140,196	124,343	
<b>Estimated Gross Income</b>	\$2,485,500	\$2,251,352	\$2,122,416	
<b>Gross Income per SqFt</b>	\$16.57	\$16.06	\$17.07	
<b>Estimated Expense</b>	\$1,217,895	\$994,086	\$1,061,208	
<b>Expense SqFt</b>	\$8.12	\$7.09	\$8.53	
<b>Net Operating Income</b>	\$1,267,605	\$1,257,266	\$1,061,208	
<b>Full Market Value</b>	\$8,751,000	\$8,607,000	\$6,963,000	
<b>Market Value per SqFt</b>	\$58.34	\$61.39	\$56.00	
<b>Distance from Cooperative in miles</b>		0.12	0.39	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03322-0156	4-03321-0061	4-03353-0001	
<b>Address</b>	83 118 STREET	83 116 STREET	82 AUSTIN STREET	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	150	180	144	
<b>Year Built</b>	1954	1950	1927	
<b>Gross SqFt</b>	141,645	140,196	124,343	
<b>Estimated Gross Income</b>	\$2,347,058	\$2,251,352	\$2,122,416	
<b>Gross Income per SqFt</b>	\$16.57	\$16.06	\$17.07	
<b>Estimated Expense</b>	\$1,150,058	\$994,086	\$1,061,208	
<b>Expense SqFt</b>	\$8.12	\$7.09	\$8.53	
<b>Net Operating Income</b>	\$1,197,000	\$1,257,266	\$1,061,208	
<b>Full Market Value</b>	\$8,263,000	\$8,607,000	\$6,963,000	
<b>Market Value per SqFt</b>	\$58.34	\$61.39	\$56.00	
<b>Distance from Cooperative in miles</b>		0.12	0.39	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03323-0001	4-03322-0014	4-03321-0018	4-09245-0240
<b>Address</b>	115 METROPOLITAN AVENUE	118 METROPOLITAN AVENUE	83 118 STREET	84 AUSTIN STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	84	79	75
<b>Year Built</b>	1925	1928	1954	1955
<b>Gross SqFt</b>	88,272	83,727	74,118	74,928
<b>Estimated Gross Income</b>	\$1,347,913	\$1,277,762	\$1,150,527	\$1,144,090
<b>Gross Income per SqFt</b>	\$15.27	\$15.26	\$15.52	\$15.27
<b>Estimated Expense</b>	\$602,015	\$600,548	\$318,065	\$510,748
<b>Expense SqFt</b>	\$6.82	\$7.17	\$4.29	\$6.82
<b>Net Operating Income</b>	\$745,898	\$677,214	\$832,462	\$633,342
<b>Full Market Value</b>	\$5,031,000	\$4,567,000	\$5,478,000	\$4,272,000
<b>Market Value per SqFt</b>	\$56.99	\$54.55	\$73.91	\$57.01
<b>Distance from Cooperative in miles</b>		0.24	0.16	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03329-0004	4-03322-0014	4-03322-0105	
<b>Address</b>	118 83 AVENUE	118 METROPOLITAN AVENUE	118 METROPOLITAN AVENUE	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	78	84	66	
<b>Year Built</b>	1939	1928	1932	
<b>Gross SqFt</b>	88,296	83,727	68,040	
<b>Estimated Gross Income</b>	\$1,262,633	\$1,277,762	\$962,323	
<b>Gross Income per SqFt</b>	\$14.30	\$15.26	\$14.14	
<b>Estimated Expense</b>	\$570,392	\$600,548	\$366,603	
<b>Expense SqFt</b>	\$6.46	\$7.17	\$5.39	
<b>Net Operating Income</b>	\$692,241	\$677,214	\$595,720	
<b>Full Market Value</b>	\$4,575,000	\$4,567,000	\$3,921,000	
<b>Market Value per SqFt</b>	\$51.81	\$54.55	\$57.63	
<b>Distance from Cooperative in miles</b>		0.10	0.10	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03330-0033	4-02236-0027	4-05046-0006	
<b>Address</b>	83 BEVERLY ROAD	110 72 AVENUE	142 41 AVENUE	
<b>Neighborhood</b>	KEW GARDENS	FOREST HILLS	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	44	48	44	
<b>Year Built</b>	1966	1967	1968	
<b>Gross SqFt</b>	41,155	39,436	40,124	
<b>Estimated Gross Income</b>	\$674,119	\$637,763	\$665,090	
<b>Gross Income per SqFt</b>	\$16.38	\$16.17	\$16.58	
<b>Estimated Expense</b>	\$251,869	\$267,860	\$218,609	
<b>Expense SqFt</b>	\$6.12	\$6.79	\$5.45	
<b>Net Operating Income</b>	\$422,250	\$369,903	\$446,481	
<b>Full Market Value</b>	\$2,906,000	\$2,537,000	\$2,739,000	
<b>Market Value per SqFt</b>	\$70.61	\$64.33	\$68.26	
<b>Distance from Cooperative in miles</b>		0.99	3.58	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03331-0007	4-09623-0001	4-09266-0032	
<b>Address</b>	84 BEVERLY ROAD	87 87 AVENUE	120 HILLSIDE AVENUE	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	12	36	
<b>Year Built</b>	1926	1931	1950	
<b>Gross SqFt</b>	14,545	9,600	35,340	
<b>Estimated Gross Income</b>	\$199,412	\$132,003	\$482,963	
<b>Gross Income per SqFt</b>	\$13.71	\$13.75	\$13.67	
<b>Estimated Expense</b>	\$72,725	\$42,477	\$196,963	
<b>Expense SqFt</b>	\$5.00	\$4.42	\$5.57	
<b>Net Operating Income</b>	\$126,687	\$89,526	\$286,000	
<b>Full Market Value</b>	\$825,000	\$584,000	\$1,862,000	
<b>Market Value per SqFt</b>	\$56.72	\$60.83	\$52.69	
<b>Distance from Cooperative in miles</b>		0.64	0.31	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03333-0016	4-09710-0037	4-03322-0040	4-09711-0075
<b>Address</b>	84 BEVERLY ROAD	139 85 DRIVE	83 118 STREET	139 85 DRIVE
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	KEW GARDENS	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	130	130	186	120
<b>Year Built</b>	1941	1951	1940	1940
<b>Gross SqFt</b>	156,510	114,000	212,202	114,780
<b>Estimated Gross Income</b>	\$2,335,129	\$1,719,794	\$3,166,383	\$1,632,463
<b>Gross Income per SqFt</b>	\$14.92	\$15.09	\$14.92	\$14.22
<b>Estimated Expense</b>	\$1,015,750	\$724,404	\$1,376,816	\$751,062
<b>Expense SqFt</b>	\$6.49	\$6.35	\$6.49	\$6.54
<b>Net Operating Income</b>	\$1,319,379	\$995,390	\$1,789,567	\$881,401
<b>Full Market Value</b>	\$8,836,000	\$6,691,000	\$11,983,000	\$5,814,000
<b>Market Value per SqFt</b>	\$56.46	\$58.69	\$56.47	\$50.65
<b>Distance from Cooperative in miles</b>		0.78	0.23	0.77

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03334-0058	4-09660-0030	4-02226-0001	4-02138-0043
<b>Address</b>	75 AUSTIN STREET	82 135 STREET	109 QUEENS BOULEVARD	104 68 DRIVE
<b>Neighborhood</b>	FOREST HILLS	BRIARWOOD	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	126	76	104
<b>Year Built</b>	1940	1951	1939	1942
<b>Gross SqFt</b>	99,600	103,842	90,000	97,200
<b>Estimated Gross Income</b>	\$1,674,276	\$1,731,075	\$1,531,917	\$1,633,985
<b>Gross Income per SqFt</b>	\$16.81	\$16.67	\$17.02	\$16.81
<b>Estimated Expense</b>	\$772,896	\$531,098	\$499,374	\$754,286
<b>Expense SqFt</b>	\$7.76	\$5.11	\$5.55	\$7.76
<b>Net Operating Income</b>	\$901,380	\$1,199,977	\$1,032,543	\$879,699
<b>Full Market Value</b>	\$6,247,000	\$8,297,000	\$7,180,000	\$6,096,000
<b>Market Value per SqFt</b>	\$62.72	\$79.90	\$79.78	\$62.72
<b>Distance from Cooperative in miles</b>		0.71	0.49	0.98

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03334-0163	4-02238-0019	4-02139-0026	4-09711-0056
<b>Address</b>	76 AUSTIN STREET	72 112 STREET	68 YELLOWSTONE BOULEVARD	141 85 ROAD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	98	118	112	132
<b>Year Built</b>	1931	1939	1941	1951
<b>Gross SqFt</b>	134,090	137,500	132,960	103,629
<b>Estimated Gross Income</b>	\$2,243,326	\$2,237,093	\$2,329,576	\$1,733,608
<b>Gross Income per SqFt</b>	\$16.73	\$16.27	\$17.52	\$16.73
<b>Estimated Expense</b>	\$941,312	\$939,579	\$922,362	\$727,028
<b>Expense SqFt</b>	\$7.02	\$6.83	\$6.94	\$7.02
<b>Net Operating Income</b>	\$1,302,014	\$1,297,514	\$1,407,214	\$1,006,580
<b>Full Market Value</b>	\$9,010,000	\$8,913,000	\$9,858,000	\$6,966,000
<b>Market Value per SqFt</b>	\$67.19	\$64.82	\$74.14	\$67.22
<b>Distance from Cooperative in miles</b>		0.38	0.93	1.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03334-0186	4-02225-0006	4-03322-0014	4-03258-0006
<b>Address</b>	77 AUSTIN STREET	109 QUEENS BOULEVARD	118 METROPOLITAN AVENUE	109 QUEENS BOULEVARD
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	KEW GARDENS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	72	65	84	66
<b>Year Built</b>	1929	1936	1928	1929
<b>Gross SqFt</b>	76,681	72,800	83,727	61,050
<b>Estimated Gross Income</b>	\$1,170,152	\$1,095,680	\$1,277,762	\$978,712
<b>Gross Income per SqFt</b>	\$15.26	\$15.05	\$15.26	\$16.03
<b>Estimated Expense</b>	\$549,803	\$423,906	\$600,548	\$411,059
<b>Expense SqFt</b>	\$7.17	\$5.82	\$7.17	\$6.73
<b>Net Operating Income</b>	\$620,349	\$671,774	\$677,214	\$567,653
<b>Full Market Value</b>	\$4,183,000	\$4,512,000	\$4,567,000	\$2,589,000
<b>Market Value per SqFt</b>	\$54.55	\$61.98	\$54.55	\$42.41
<b>Distance from Cooperative in miles</b>		0.54	0.64	0.45

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03334-0250	4-03353-0059		
<b>Address</b>	78 AUSTIN STREET	80 LEFFERTS BOULEVARD		
<b>Neighborhood</b>	FOREST HILLS	KEW GARDENS		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	60	48		
<b>Year Built</b>	1932	1930		
<b>Gross SqFt</b>	58,864	67,810		
<b>Estimated Gross Income</b>	\$703,425	\$810,420		
<b>Gross Income per SqFt</b>	\$11.95	\$11.95		
<b>Estimated Expense</b>	\$247,817	\$285,535		
<b>Expense SqFt</b>	\$4.21	\$4.21		
<b>Net Operating Income</b>	\$455,608	\$524,885		
<b>Full Market Value</b>	\$2,480,000	\$3,254,000		
<b>Market Value per SqFt</b>	\$42.13	\$47.99		
<b>Distance from Cooperative in miles</b>		0.48		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03334-0260	4-09712-0102	4-09644-0001	4-01918-0105
<b>Address</b>	118 UNION TURNPIKE	141 85 ROAD	86 VAN WYCK EXPRESSWAY	97 HOR HARDING EXPWY SR N
<b>Neighborhood</b>	FOREST HILLS	BRIARWOOD	BRIARWOOD	CORONA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	206	252	201	233
<b>Year Built</b>	1973	1951	1960	1963
<b>Gross SqFt</b>	213,654	179,072	167,400	220,000
<b>Estimated Gross Income</b>	\$3,882,093	\$3,453,402	\$3,040,930	\$3,109,614
<b>Gross Income per SqFt</b>	\$18.17	\$19.28	\$18.17	\$14.13
<b>Estimated Expense</b>	\$1,521,216	\$1,501,106	\$1,191,758	\$1,514,226
<b>Expense SqFt</b>	\$7.12	\$8.38	\$7.12	\$6.88
<b>Net Operating Income</b>	\$2,360,877	\$1,952,296	\$1,849,172	\$1,595,388
<b>Full Market Value</b>	\$16,691,000	\$13,992,000	\$13,073,000	\$10,499,000
<b>Market Value per SqFt</b>	\$78.12	\$78.14	\$78.09	\$47.72
<b>Distance from Cooperative in miles</b>		1.16	1.11	2.03

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03335-0023	4-02139-0026	4-09663-0020	
<b>Address</b>	118 UNION TURNPIKE	68 YELLOWSTONE BOULEVARD	81 135 STREET	
<b>Neighborhood</b>	KEW GARDENS	FOREST HILLS	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	213	112	138	
<b>Year Built</b>	1974	1941	1949	
<b>Gross SqFt</b>	196,420	132,960	102,500	
<b>Estimated Gross Income</b>	\$3,405,923	\$2,329,576	\$1,759,113	
<b>Gross Income per SqFt</b>	\$17.34	\$17.52	\$17.16	
<b>Estimated Expense</b>	\$1,459,401	\$922,362	\$810,541	
<b>Expense SqFt</b>	\$7.43	\$6.94	\$7.91	
<b>Net Operating Income</b>	\$1,946,522	\$1,407,214	\$948,572	
<b>Full Market Value</b>	\$13,597,000	\$9,858,000	\$5,938,000	
<b>Market Value per SqFt</b>	\$69.22	\$74.14	\$57.93	
<b>Distance from Cooperative in miles</b>		1.15	0.57	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03337-0060	4-03329-0054	4-03358-0052	4-09631-0227
<b>Address</b>	82 AUSTIN STREET	118 METROPOLITAN AVENUE	41 KEW GARDENS ROAD	123 83 AVENUE
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	63	54	48	51
<b>Year Built</b>	1953	1924	1936	1962
<b>Gross SqFt</b>	55,146	54,300	49,636	54,600
<b>Estimated Gross Income</b>	\$831,050	\$818,183	\$786,927	\$679,033
<b>Gross Income per SqFt</b>	\$15.07	\$15.07	\$15.85	\$12.44
<b>Estimated Expense</b>	\$359,552	\$354,048	\$255,795	\$346,307
<b>Expense SqFt</b>	\$6.52	\$6.52	\$5.15	\$6.34
<b>Net Operating Income</b>	\$471,498	\$464,135	\$531,132	\$332,726
<b>Full Market Value</b>	\$3,167,000	\$3,119,000	\$3,621,000	\$2,095,000
<b>Market Value per SqFt</b>	\$57.43	\$57.44	\$72.95	\$38.37
<b>Distance from Cooperative in miles</b>		0.22	0.24	0.43

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03338-0030	4-09710-0037	4-09711-0075	
<b>Address</b>	83 AUSTIN STREET	139 85 DRIVE	139 85 DRIVE	
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	148	130	120	
<b>Year Built</b>	1956	1951	1940	
<b>Gross SqFt</b>	146,748	114,000	114,780	
<b>Estimated Gross Income</b>	\$2,151,326	\$1,719,794	\$1,632,463	
<b>Gross Income per SqFt</b>	\$14.66	\$15.09	\$14.22	
<b>Estimated Expense</b>	\$946,525	\$724,404	\$751,062	
<b>Expense SqFt</b>	\$6.45	\$6.35	\$6.54	
<b>Net Operating Income</b>	\$1,204,801	\$995,390	\$881,401	
<b>Full Market Value</b>	\$8,025,000	\$6,691,000	\$5,814,000	
<b>Market Value per SqFt</b>	\$54.69	\$58.69	\$50.65	
<b>Distance from Cooperative in miles</b>		0.75	0.74	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03340-0036	4-02234-0031	4-02224-0016	
<b>Address</b>	111 76 ROAD	110 71 AVENUE	108 71 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	61	49	66	
<b>Year Built</b>	1938	1940	1940	
<b>Gross SqFt</b>	52,182	49,664	65,500	
<b>Estimated Gross Income</b>	\$766,032	\$782,740	\$891,078	
<b>Gross Income per SqFt</b>	\$14.68	\$15.76	\$13.60	
<b>Estimated Expense</b>	\$297,959	\$280,427	\$377,499	
<b>Expense SqFt</b>	\$5.71	\$5.65	\$5.76	
<b>Net Operating Income</b>	\$468,073	\$502,313	\$513,579	
<b>Full Market Value</b>	\$3,119,000	\$3,418,000	\$3,206,000	
<b>Market Value per SqFt</b>	\$59.77	\$68.82	\$48.95	
<b>Distance from Cooperative in miles</b>		0.45	0.49	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03341-0030	4-03258-0006	4-02225-0006	
<b>Address</b>	114 QUEENS BOULEVARD	109 QUEENS BOULEVARD	109 QUEENS BOULEVARD	
<b>Neighborhood</b>	FOREST HILLS	FOREST HILLS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	66	65	
<b>Year Built</b>	1940	1929	1936	
<b>Gross SqFt</b>	63,636	61,050	72,800	
<b>Estimated Gross Income</b>	\$988,903	\$978,712	\$1,095,680	
<b>Gross Income per SqFt</b>	\$15.54	\$16.03	\$15.05	
<b>Estimated Expense</b>	\$399,634	\$411,059	\$423,906	
<b>Expense SqFt</b>	\$6.28	\$6.73	\$5.82	
<b>Net Operating Income</b>	\$589,269	\$567,653	\$671,774	
<b>Full Market Value</b>	\$3,908,000	\$2,589,000	\$4,512,000	
<b>Market Value per SqFt</b>	\$61.41	\$42.41	\$61.98	
<b>Distance from Cooperative in miles</b>		0.41	0.49	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03341-0037	4-03329-0054	4-02224-0016	
<b>Address</b>	111 76 DRIVE	118 METROPOLITAN AVENUE	108 71 AVENUE	
<b>Neighborhood</b>	FOREST HILLS	KEW GARDENS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	54	66	
<b>Year Built</b>	1936	1924	1940	
<b>Gross SqFt</b>	49,000	54,300	65,500	
<b>Estimated Gross Income</b>	\$702,660	\$818,183	\$891,078	
<b>Gross Income per SqFt</b>	\$14.34	\$15.07	\$13.60	
<b>Estimated Expense</b>	\$300,860	\$354,048	\$377,499	
<b>Expense SqFt</b>	\$6.14	\$6.52	\$5.76	
<b>Net Operating Income</b>	\$401,800	\$464,135	\$513,579	
<b>Full Market Value</b>	\$2,658,000	\$3,119,000	\$3,206,000	
<b>Market Value per SqFt</b>	\$54.24	\$57.44	\$48.95	
<b>Distance from Cooperative in miles</b>		0.63	0.54	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03355-0106	4-09666-0052	4-09245-0240	4-09230-0066
<b>Address</b>	83 LEFFERTS BOULEVARD	135 82 DRIVE	84 AUSTIN STREET	119 METROPOLITAN AVENUE
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	96	75	95
<b>Year Built</b>	1930	1952	1955	1925
<b>Gross SqFt</b>	90,273	73,524	74,928	71,436
<b>Estimated Gross Income</b>	\$1,457,006	\$1,199,632	\$1,144,090	\$1,152,822
<b>Gross Income per SqFt</b>	\$16.14	\$16.32	\$15.27	\$16.14
<b>Estimated Expense</b>	\$554,276	\$503,845	\$510,748	\$438,286
<b>Expense SqFt</b>	\$6.14	\$6.85	\$6.82	\$6.14
<b>Net Operating Income</b>	\$902,730	\$695,787	\$633,342	\$714,536
<b>Full Market Value</b>	\$6,186,000	\$4,783,000	\$4,272,000	\$4,898,000
<b>Market Value per SqFt</b>	\$68.53	\$65.05	\$57.01	\$68.56
<b>Distance from Cooperative in miles</b>		0.51	0.21	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03355-0129	4-03329-0054	4-03358-0052	4-03341-0001
<b>Address</b>	83 TALBOT STREET	118 METROPOLITAN AVENUE	41 KEW GARDENS ROAD	111 76 ROAD
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	54	48	60
<b>Year Built</b>	1933	1924	1936	1937
<b>Gross SqFt</b>	54,404	54,300	49,636	56,636
<b>Estimated Gross Income</b>	\$862,303	\$818,183	\$786,927	\$928,734
<b>Gross Income per SqFt</b>	\$15.85	\$15.07	\$15.85	\$16.40
<b>Estimated Expense</b>	\$280,181	\$354,048	\$255,795	\$390,068
<b>Expense SqFt</b>	\$5.15	\$6.52	\$5.15	\$6.89
<b>Net Operating Income</b>	\$582,122	\$464,135	\$531,132	\$538,666
<b>Full Market Value</b>	\$3,969,000	\$3,119,000	\$3,621,000	\$3,708,000
<b>Market Value per SqFt</b>	\$72.95	\$57.44	\$72.95	\$65.47
<b>Distance from Cooperative in miles</b>		0.29	0.29	0.62

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03355-0136	4-09667-0025	4-09230-0066	4-09666-0040
<b>Address</b>	83 TALBOT STREET	82 HOOVER AVENUE	119 METROPOLITAN AVENUE	135 82 DRIVE
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	KEW GARDENS	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	70	84	95	84
<b>Year Built</b>	1933	1952	1925	1952
<b>Gross SqFt</b>	67,136	64,248	71,436	69,384
<b>Estimated Gross Income</b>	\$1,146,683	\$1,140,205	\$1,152,822	\$1,185,020
<b>Gross Income per SqFt</b>	\$17.08	\$17.75	\$16.14	\$17.08
<b>Estimated Expense</b>	\$469,952	\$467,484	\$438,286	\$485,858
<b>Expense SqFt</b>	\$7.00	\$7.28	\$6.14	\$7.00
<b>Net Operating Income</b>	\$676,731	\$672,721	\$714,536	\$699,162
<b>Full Market Value</b>	\$4,709,000	\$4,727,000	\$4,898,000	\$4,866,000
<b>Market Value per SqFt</b>	\$70.14	\$73.57	\$68.56	\$70.13
<b>Distance from Cooperative in miles</b>		0.48	0.21	0.51

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03355-0144	4-09710-0037	4-09711-0075	
<b>Address</b>	83 AUSTIN STREET	139 85 DRIVE	139 85 DRIVE	
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	106	130	120	
<b>Year Built</b>	1950	1951	1940	
<b>Gross SqFt</b>	133,140	114,000	114,780	
<b>Estimated Gross Income</b>	\$1,951,832	\$1,719,794	\$1,632,463	
<b>Gross Income per SqFt</b>	\$14.66	\$15.09	\$14.22	
<b>Estimated Expense</b>	\$858,753	\$724,404	\$751,062	
<b>Expense SqFt</b>	\$6.45	\$6.35	\$6.54	
<b>Net Operating Income</b>	\$1,093,079	\$995,390	\$881,401	
<b>Full Market Value</b>	\$7,280,000	\$6,691,000	\$5,814,000	
<b>Market Value per SqFt</b>	\$54.68	\$58.69	\$50.65	
<b>Distance from Cooperative in miles</b>		0.69	0.68	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03356-0023	4-09666-0052	4-09663-0020	
<b>Address</b>	125 83 DRIVE	135 82 DRIVE	81 135 STREET	
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	99	96	138	
<b>Year Built</b>	1960	1952	1949	
<b>Gross SqFt</b>	78,632	73,524	102,500	
<b>Estimated Gross Income</b>	\$1,316,300	\$1,199,632	\$1,759,113	
<b>Gross Income per SqFt</b>	\$16.74	\$16.32	\$17.16	
<b>Estimated Expense</b>	\$522,116	\$503,845	\$810,541	
<b>Expense SqFt</b>	\$6.64	\$6.85	\$7.91	
<b>Net Operating Income</b>	\$794,184	\$695,787	\$948,572	
<b>Full Market Value</b>	\$5,497,000	\$4,783,000	\$5,938,000	
<b>Market Value per SqFt</b>	\$69.91	\$65.05	\$57.93	
<b>Distance from Cooperative in miles</b>		0.46	0.44	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03358-0040	4-03334-0299	4-03348-0028	4-03322-0001
<b>Address</b>	45 KEW GARDENS ROAD	77 AUSTIN STREET	119 UNION TURNPIKE	118 METROPOLITAN AVENUE
<b>Neighborhood</b>	KEW GARDENS	FOREST HILLS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	60	120	85
<b>Year Built</b>	1940	1929	1926	1928
<b>Gross SqFt</b>	89,727	68,090	106,909	77,670
<b>Estimated Gross Income</b>	\$1,210,417	\$918,680	\$1,449,199	\$1,035,302
<b>Gross Income per SqFt</b>	\$13.49	\$13.49	\$13.56	\$13.33
<b>Estimated Expense</b>	\$537,465	\$407,752	\$723,262	\$445,910
<b>Expense SqFt</b>	\$5.99	\$5.99	\$6.77	\$5.74
<b>Net Operating Income</b>	\$672,952	\$510,928	\$725,937	\$589,392
<b>Full Market Value</b>	\$4,361,000	\$3,253,000	\$4,712,000	\$3,025,000
<b>Market Value per SqFt</b>	\$48.60	\$47.78	\$44.07	\$38.95
<b>Distance from Cooperative in miles</b>		0.39	0.16	0.56

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03359-0023	4-06636-0001	4-02135-0013	4-02135-0059
<b>Address</b>	124 QUEENS BOULEVARD	135 GRAND CENTRAL PARKWAY	102 67 ROAD	102 67 DRIVE
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	134	181	135	135
<b>Year Built</b>	1948	1952	1960	1960
<b>Gross SqFt</b>	150,507	125,164	137,700	138,700
<b>Estimated Gross Income</b>	\$2,063,451	\$1,927,039	\$1,880,181	\$1,901,038
<b>Gross Income per SqFt</b>	\$13.71	\$15.40	\$13.65	\$13.71
<b>Estimated Expense</b>	\$988,831	\$905,708	\$783,456	\$911,215
<b>Expense SqFt</b>	\$6.57	\$7.24	\$5.69	\$6.57
<b>Net Operating Income</b>	\$1,074,620	\$1,021,331	\$1,096,725	\$989,823
<b>Full Market Value</b>	\$7,003,000	\$6,905,000	\$6,270,000	\$5,747,000
<b>Market Value per SqFt</b>	\$46.53	\$55.17	\$45.53	\$41.43
<b>Distance from Cooperative in miles</b>		0.38	1.57	1.57

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03880-0097	4-15638-0001		
<b>Address</b>	90 UNION TURNPIKE	125 SEAGIRT BOULEVARD		
<b>Neighborhood</b>	GLENDALE	FAR ROCKAWAY		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	278	602		
<b>Year Built</b>	1965	1971		
<b>Gross SqFt</b>	295,340	837,934		
<b>Estimated Gross Income</b>	\$3,012,468	\$8,546,454		
<b>Gross Income per SqFt</b>	\$10.20	\$10.20		
<b>Estimated Expense</b>	\$1,748,413	\$4,956,943		
<b>Expense SqFt</b>	\$5.92	\$5.92		
<b>Net Operating Income</b>	\$1,264,055	\$3,589,511		
<b>Full Market Value</b>	\$7,320,000	\$20,900,000		
<b>Market Value per SqFt</b>	\$24.78	\$24.94		
<b>Distance from Cooperative in miles</b>		9.45		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03907-0960	4-02117-0001	4-09719-0002	
<b>Address</b>	83 WOODHAVEN BOULEVARD	99 66 AVENUE	84 141 STREET	
<b>Neighborhood</b>	GLENDALE	REGO PARK	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	390	312	291	
<b>Year Built</b>	1954	1939	1958	
<b>Gross SqFt</b>	385,000	338,016	357,885	
<b>Estimated Gross Income</b>	\$5,031,950	\$4,578,253	\$4,505,364	
<b>Gross Income per SqFt</b>	\$13.07	\$13.54	\$12.59	
<b>Estimated Expense</b>	\$2,398,550	\$2,077,189	\$2,257,493	
<b>Expense SqFt</b>	\$6.23	\$6.15	\$6.31	
<b>Net Operating Income</b>	\$2,633,400	\$2,501,064	\$2,247,871	
<b>Full Market Value</b>	\$15,609,000	\$16,227,000	\$14,216,000	
<b>Market Value per SqFt</b>	\$40.54	\$48.01	\$39.72	
<b>Distance from Cooperative in miles</b>		1.65	1.58	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03907-0970	4-09231-0091		
<b>Address</b>	83 WOODHAVEN BOULEVARD	83 LEFFERTS BOULEVARD		
<b>Neighborhood</b>	GLENDALE	KEW GARDENS		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	190	90		
<b>Year Built</b>	1955	1937		
<b>Gross SqFt</b>	170,772	107,700		
<b>Estimated Gross Income</b>	\$2,206,374	\$1,391,116		
<b>Gross Income per SqFt</b>	\$12.92	\$12.92		
<b>Estimated Expense</b>	\$828,244	\$522,557		
<b>Expense SqFt</b>	\$4.85	\$4.85		
<b>Net Operating Income</b>	\$1,378,130	\$868,559		
<b>Full Market Value</b>	\$6,933,000	\$5,543,000		
<b>Market Value per SqFt</b>	\$40.60	\$51.47		
<b>Distance from Cooperative in miles</b>		1.15		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-03907-0975	4-09719-0002	4-05146-0036	
<b>Address</b>	83 WOODHAVEN BOULEVARD	84 141 STREET	137 45 AVENUE	
<b>Neighborhood</b>	GLENDALE	BRIARWOOD	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	288	291	256	
<b>Year Built</b>	1954	1958	1955	
<b>Gross SqFt</b>	310,050	357,885	261,919	
<b>Estimated Gross Income</b>	\$3,872,525	\$4,505,364	\$3,242,976	
<b>Gross Income per SqFt</b>	\$12.49	\$12.59	\$12.38	
<b>Estimated Expense</b>	\$1,956,416	\$2,257,493	\$1,653,918	
<b>Expense SqFt</b>	\$6.31	\$6.31	\$6.31	
<b>Net Operating Income</b>	\$1,916,109	\$2,247,871	\$1,589,058	
<b>Full Market Value</b>	\$12,083,000	\$14,216,000	\$9,341,000	
<b>Market Value per SqFt</b>	\$38.97	\$39.72	\$35.66	
<b>Distance from Cooperative in miles</b>		2.02	3.92	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04285-0010	4-04995-0001	4-02086-0040	
<b>Address</b>	26 UNION STREET	34 PARSONS BOULEVARD	62 99 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	504	176	419	
<b>Year Built</b>	1957	1956	1960	
<b>Gross SqFt</b>	500,710	191,330	503,000	
<b>Estimated Gross Income</b>	\$6,484,195	\$2,556,321	\$6,303,569	
<b>Gross Income per SqFt</b>	\$12.95	\$13.36	\$12.53	
<b>Estimated Expense</b>	\$2,773,933	\$896,600	\$3,214,820	
<b>Expense SqFt</b>	\$5.54	\$4.69	\$6.39	
<b>Net Operating Income</b>	\$3,710,262	\$1,659,721	\$3,088,749	
<b>Full Market Value</b>	\$20,328,000	\$7,780,000	\$8,603,000	
<b>Market Value per SqFt</b>	\$40.60	\$40.66	\$17.10	
<b>Distance from Cooperative in miles</b>		0.61	3.36	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04312-0010	4-05146-0036	4-01918-0065	
<b>Address</b>	26 WHITESTONE EXPWY SR W	137 45 AVENUE	97 57 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	CORONA	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	252	256	231	
<b>Year Built</b>	1952	1955	1962	
<b>Gross SqFt</b>	260,961	261,919	239,443	
<b>Estimated Gross Income</b>	\$3,254,184	\$3,242,976	\$3,007,172	
<b>Gross Income per SqFt</b>	\$12.47	\$12.38	\$12.56	
<b>Estimated Expense</b>	\$1,659,712	\$1,653,918	\$1,533,658	
<b>Expense SqFt</b>	\$6.36	\$6.31	\$6.41	
<b>Net Operating Income</b>	\$1,594,472	\$1,589,058	\$1,473,514	
<b>Full Market Value</b>	\$10,048,000	\$9,341,000	\$9,308,000	
<b>Market Value per SqFt</b>	\$38.50	\$35.66	\$38.87	
<b>Distance from Cooperative in miles</b>		1.58	3.09	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04340-0010	4-05146-0026	4-05040-0019	
<b>Address</b>	29 137 STREET	137 45 AVENUE	132 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	183	149	204	
<b>Year Built</b>	1961	1963	1960	
<b>Gross SqFt</b>	234,456	190,510	190,882	
<b>Estimated Gross Income</b>	\$2,829,884	\$1,968,443	\$2,635,530	
<b>Gross Income per SqFt</b>	\$12.07	\$10.33	\$13.81	
<b>Estimated Expense</b>	\$1,327,021	\$1,102,328	\$1,056,264	
<b>Expense SqFt</b>	\$5.66	\$5.79	\$5.53	
<b>Net Operating Income</b>	\$1,502,863	\$866,115	\$1,579,266	
<b>Full Market Value</b>	\$9,352,000	\$5,054,000	\$8,192,000	
<b>Market Value per SqFt</b>	\$39.89	\$26.53	\$42.92	
<b>Distance from Cooperative in miles</b>		1.44	1.05	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04342-0010	4-05021-0008	4-04995-0001	
<b>Address</b>	29 139 STREET	142 ROOSEVELT AVENUE	34 PARSONS BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	168	150	176	
<b>Year Built</b>	1952	1963	1956	
<b>Gross SqFt</b>	184,694	167,045	191,330	
<b>Estimated Gross Income</b>	\$2,465,665	\$2,227,376	\$2,556,321	
<b>Gross Income per SqFt</b>	\$13.35	\$13.33	\$13.36	
<b>Estimated Expense</b>	\$903,154	\$851,042	\$896,600	
<b>Expense SqFt</b>	\$4.89	\$5.09	\$4.69	
<b>Net Operating Income</b>	\$1,562,511	\$1,376,334	\$1,659,721	
<b>Full Market Value</b>	\$7,502,000	\$7,006,000	\$7,780,000	
<b>Market Value per SqFt</b>	\$40.62	\$41.94	\$40.66	
<b>Distance from Cooperative in miles</b>		0.82	0.52	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04343-0010	4-04995-0001	4-05146-0026	
<b>Address</b>	139 28 ROAD	34 PARSONS BOULEVARD	137 45 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	252	176	149	
<b>Year Built</b>	1952	1956	1963	
<b>Gross SqFt</b>	261,776	191,330	190,510	
<b>Estimated Gross Income</b>	\$3,102,046	\$2,556,321	\$1,968,443	
<b>Gross Income per SqFt</b>	\$11.85	\$13.36	\$10.33	
<b>Estimated Expense</b>	\$1,371,706	\$896,600	\$1,102,328	
<b>Expense SqFt</b>	\$5.24	\$4.69	\$5.79	
<b>Net Operating Income</b>	\$1,730,340	\$1,659,721	\$866,115	
<b>Full Market Value</b>	\$10,636,000	\$7,780,000	\$5,054,000	
<b>Market Value per SqFt</b>	\$40.63	\$40.66	\$26.53	
<b>Distance from Cooperative in miles</b>		0.47	1.48	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04343-0125	4-05146-0026	4-05025-0001	
<b>Address</b>	139 31 ROAD	137 45 AVENUE	144 41 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	162	149	111	
<b>Year Built</b>	1957	1963	1959	
<b>Gross SqFt</b>	180,262	190,510	129,838	
<b>Estimated Gross Income</b>	\$2,130,697	\$1,968,443	\$1,727,357	
<b>Gross Income per SqFt</b>	\$11.82	\$10.33	\$13.30	
<b>Estimated Expense</b>	\$986,033	\$1,102,328	\$667,526	
<b>Expense SqFt</b>	\$5.47	\$5.79	\$5.14	
<b>Net Operating Income</b>	\$1,144,664	\$866,115	\$1,059,831	
<b>Full Market Value</b>	\$7,067,000	\$5,054,000	\$5,542,000	
<b>Market Value per SqFt</b>	\$39.20	\$26.53	\$42.68	
<b>Distance from Cooperative in miles</b>		1.48	0.82	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04371-0008	4-01918-0060	4-05021-0008	4-02213-0001
<b>Address</b>	29 137 STREET	97 57 AVENUE	142 ROOSEVELT AVENUE	69 YELLOWSTONE BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	CORONA	FLUSHING-NORTH	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	208	236	150	138
<b>Year Built</b>	1960	1962	1963	1948
<b>Gross SqFt</b>	265,404	253,093	167,045	230,880
<b>Estimated Gross Income</b>	\$3,436,982	\$3,278,323	\$2,227,376	\$2,929,180
<b>Gross Income per SqFt</b>	\$12.95	\$12.95	\$13.33	\$12.69
<b>Estimated Expense</b>	\$1,735,742	\$1,655,531	\$851,042	\$1,280,843
<b>Expense SqFt</b>	\$6.54	\$6.54	\$5.09	\$5.55
<b>Net Operating Income</b>	\$1,701,240	\$1,622,792	\$1,376,334	\$1,648,337
<b>Full Market Value</b>	\$10,793,000	\$10,366,000	\$7,006,000	\$10,451,000
<b>Market Value per SqFt</b>	\$40.67	\$40.96	\$41.94	\$45.27
<b>Distance from Cooperative in miles</b>		2.85	0.81	3.32

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04374-0035	4-05021-0008	4-05146-0026	
<b>Address</b>	31 140 STREET	142 ROOSEVELT AVENUE	137 45 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	136	150	149	
<b>Year Built</b>	1957	1963	1963	
<b>Gross SqFt</b>	176,611	167,045	190,510	
<b>Estimated Gross Income</b>	\$2,089,308	\$2,227,376	\$1,968,443	
<b>Gross Income per SqFt</b>	\$11.83	\$13.33	\$10.33	
<b>Estimated Expense</b>	\$960,764	\$851,042	\$1,102,328	
<b>Expense SqFt</b>	\$5.44	\$5.09	\$5.79	
<b>Net Operating Income</b>	\$1,128,544	\$1,376,334	\$866,115	
<b>Full Market Value</b>	\$6,970,000	\$7,006,000	\$5,054,000	
<b>Market Value per SqFt</b>	\$39.47	\$41.94	\$26.53	
<b>Distance from Cooperative in miles</b>		0.72	1.38	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04374-0049	4-04995-0001	4-05146-0026	
<b>Address</b>	31 138 STREET	34 PARSONS BOULEVARD	137 45 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	136	176	149	
<b>Year Built</b>	1953	1956	1963	
<b>Gross SqFt</b>	176,061	191,330	190,510	
<b>Estimated Gross Income</b>	\$2,086,323	\$2,556,321	\$1,968,443	
<b>Gross Income per SqFt</b>	\$11.85	\$13.36	\$10.33	
<b>Estimated Expense</b>	\$922,560	\$896,600	\$1,102,328	
<b>Expense SqFt</b>	\$5.24	\$4.69	\$5.79	
<b>Net Operating Income</b>	\$1,163,763	\$1,659,721	\$866,115	
<b>Full Market Value</b>	\$7,193,000	\$7,780,000	\$5,054,000	
<b>Market Value per SqFt</b>	\$40.86	\$40.66	\$26.53	
<b>Distance from Cooperative in miles</b>		0.44	1.38	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04410-0056	4-05146-0026	4-05040-0019	
<b>Address</b>	31 138 STREET	137 45 AVENUE	132 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	144	149	204	
<b>Year Built</b>	1959	1963	1960	
<b>Gross SqFt</b>	187,936	190,510	190,882	
<b>Estimated Gross Income</b>	\$2,268,388	\$1,968,443	\$2,635,530	
<b>Gross Income per SqFt</b>	\$12.07	\$10.33	\$13.81	
<b>Estimated Expense</b>	\$1,063,718	\$1,102,328	\$1,056,264	
<b>Expense SqFt</b>	\$5.66	\$5.79	\$5.53	
<b>Net Operating Income</b>	\$1,204,670	\$866,115	\$1,579,266	
<b>Full Market Value</b>	\$7,496,000	\$5,054,000	\$8,192,000	
<b>Market Value per SqFt</b>	\$39.89	\$26.53	\$42.92	
<b>Distance from Cooperative in miles</b>		1.33	0.93	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04411-0001	4-05146-0026	4-05040-0019	
<b>Address</b>	31 138 STREET	137 45 AVENUE	132 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	136	149	204	
<b>Year Built</b>	1960	1963	1960	
<b>Gross SqFt</b>	176,086	190,510	190,882	
<b>Estimated Gross Income</b>	\$2,125,358	\$1,968,443	\$2,635,530	
<b>Gross Income per SqFt</b>	\$12.07	\$10.33	\$13.81	
<b>Estimated Expense</b>	\$996,647	\$1,102,328	\$1,056,264	
<b>Expense SqFt</b>	\$5.66	\$5.79	\$5.53	
<b>Net Operating Income</b>	\$1,128,711	\$866,115	\$1,579,266	
<b>Full Market Value</b>	\$7,024,000	\$5,054,000	\$8,192,000	
<b>Market Value per SqFt</b>	\$39.89	\$26.53	\$42.92	
<b>Distance from Cooperative in miles</b>		1.30	0.93	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04459-0062	4-04677-0005	4-04256-0030	4-05004-0006
<b>Address</b>	107 11 AVENUE	149 25 AVENUE	25 COLLEGE POINT BOULEVAR	35 146 STREET
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	COLLEGE POINT	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	25	15	16
<b>Year Built</b>	1959	1951	1964	1929
<b>Gross SqFt</b>	13,237	19,188	11,196	10,400
<b>Estimated Gross Income</b>	\$196,040	\$243,523	\$166,913	\$154,066
<b>Gross Income per SqFt</b>	\$14.81	\$12.69	\$14.91	\$14.81
<b>Estimated Expense</b>	\$81,540	\$124,197	\$63,879	\$64,015
<b>Expense SqFt</b>	\$6.16	\$6.47	\$5.71	\$6.16
<b>Net Operating Income</b>	\$114,500	\$119,326	\$103,034	\$90,051
<b>Full Market Value</b>	\$765,000	\$757,000	\$690,000	\$602,000
<b>Market Value per SqFt</b>	\$57.79	\$39.45	\$61.63	\$57.88
<b>Distance from Cooperative in miles</b>		1.02	1.75	1.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04573-0001	4-06021-0029	4-04677-0005	
<b>Address</b>	160 POWELLS COVE BOULEVAR	198 JORDAN STREET	149 25 AVENUE	
<b>Neighborhood</b>	BEECHHURST	BAYSIDE	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	92	42	25	
<b>Year Built</b>	1928	1924	1951	
<b>Gross SqFt</b>	77,832	36,000	19,188	
<b>Estimated Gross Income</b>	\$994,693	\$463,427	\$243,523	
<b>Gross Income per SqFt</b>	\$12.78	\$12.87	\$12.69	
<b>Estimated Expense</b>	\$484,893	\$215,754	\$124,197	
<b>Expense SqFt</b>	\$6.23	\$5.99	\$6.47	
<b>Net Operating Income</b>	\$509,800	\$247,673	\$119,326	
<b>Full Market Value</b>	\$3,241,000	\$1,579,000	\$757,000	
<b>Market Value per SqFt</b>	\$41.64	\$43.86	\$39.45	
<b>Distance from Cooperative in miles</b>		1.83	1.52	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04574-0041	4-05307-0024		
<b>Address</b>	162 POWELLS COVE BOULEVAR	189 CROCHERON AVENUE		
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	108	109		
<b>Year Built</b>	1956	1956		
<b>Gross SqFt</b>	150,000	96,881		
<b>Estimated Gross Income</b>	\$2,034,000	\$1,313,416		
<b>Gross Income per SqFt</b>	\$13.56	\$13.56		
<b>Estimated Expense</b>	\$933,000	\$602,133		
<b>Expense SqFt</b>	\$6.22	\$6.22		
<b>Net Operating Income</b>	\$1,101,000	\$711,283		
<b>Full Market Value</b>	\$7,148,000	\$4,150,000		
<b>Market Value per SqFt</b>	\$47.65	\$42.84		
<b>Distance from Cooperative in miles</b>		2.24		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04574-0061	4-05307-0024		
<b>Address</b>	162 POWELLS COVE BOULEVAR	189 CROCHERON AVENUE		
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	108	109		
<b>Year Built</b>	1956	1956		
<b>Gross SqFt</b>	150,000	96,881		
<b>Estimated Gross Income</b>	\$2,034,000	\$1,313,416		
<b>Gross Income per SqFt</b>	\$13.56	\$13.56		
<b>Estimated Expense</b>	\$933,000	\$602,133		
<b>Expense SqFt</b>	\$6.22	\$6.22		
<b>Net Operating Income</b>	\$1,101,000	\$711,283		
<b>Full Market Value</b>	\$7,148,000	\$4,150,000		
<b>Market Value per SqFt</b>	\$47.65	\$42.84		
<b>Distance from Cooperative in miles</b>		2.24		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04574-0071	4-05307-0024		
<b>Address</b>	162 POWELLS COVE BOULEVAR	189 CROCHERON AVENUE		
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	108	109		
<b>Year Built</b>	1956	1956		
<b>Gross SqFt</b>	150,000	96,881		
<b>Estimated Gross Income</b>	\$2,034,000	\$1,313,416		
<b>Gross Income per SqFt</b>	\$13.56	\$13.56		
<b>Estimated Expense</b>	\$933,000	\$602,133		
<b>Expense SqFt</b>	\$6.22	\$6.22		
<b>Net Operating Income</b>	\$1,101,000	\$711,283		
<b>Full Market Value</b>	\$7,148,000	\$4,150,000		
<b>Market Value per SqFt</b>	\$47.65	\$42.84		
<b>Distance from Cooperative in miles</b>		2.24		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04574-0080	4-05137-0012	4-05025-0050	4-05005-0059
<b>Address</b>	166 POWELLS COVE BOULEVAR	42 COLDEN STREET	144 41 AVENUE	147 NORTHERN BOULEVARD
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	237	284	208	146
<b>Year Built</b>	1956	1962	1962	1960
<b>Gross SqFt</b>	428,000	280,099	200,548	140,000
<b>Estimated Gross Income</b>	\$5,944,920	\$4,225,734	\$2,785,386	\$1,828,926
<b>Gross Income per SqFt</b>	\$13.89	\$15.09	\$13.89	\$13.06
<b>Estimated Expense</b>	\$2,383,960	\$1,706,224	\$1,117,838	\$553,262
<b>Expense SqFt</b>	\$5.57	\$6.09	\$5.57	\$3.95
<b>Net Operating Income</b>	\$3,560,960	\$2,519,510	\$1,667,548	\$1,275,664
<b>Full Market Value</b>	\$23,308,000	\$16,936,000	\$10,912,000	\$6,484,000
<b>Market Value per SqFt</b>	\$54.46	\$60.46	\$54.41	\$46.31
<b>Distance from Cooperative in miles</b>		3.23	2.63	2.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04574-0104	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,658,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$40.75	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.90	2.40	2.40

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0001	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	7 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,658,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$40.75	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0023	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,694,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.63	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0024	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0036	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	7 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0038	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	7 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0051	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,694,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.63	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04588-0052	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,694,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.63	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.74	2.24	2.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0066	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	11 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,694,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.63	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0075	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0082	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0083	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	9 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0096	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 162 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0103	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0109	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	162 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0118	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	9 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0129	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0135	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04591-0145	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	10 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.64	2.14	2.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0030	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	9 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0034	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	9 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0110	4-05014-0001	4-05026-0024	4-05025-0070
<b>Address</b>	168 12 AVENUE	36 PARSONS BOULEVARD	147 38 AVENUE	144 41 AVENUE
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	68	72	105
<b>Year Built</b>	1958	1963	1959	1961
<b>Gross SqFt</b>	50,462	57,620	57,425	103,796
<b>Estimated Gross Income</b>	\$778,629	\$888,950	\$1,013,271	\$1,551,237
<b>Gross Income per SqFt</b>	\$15.43	\$15.43	\$17.65	\$14.95
<b>Estimated Expense</b>	\$309,332	\$353,298	\$413,256	\$539,770
<b>Expense SqFt</b>	\$6.13	\$6.13	\$7.20	\$5.20
<b>Net Operating Income</b>	\$469,297	\$535,652	\$600,015	\$1,011,467
<b>Full Market Value</b>	\$2,045,000	\$3,333,000	\$4,211,000	\$5,167,000
<b>Market Value per SqFt</b>	\$40.53	\$57.84	\$73.33	\$49.78
<b>Distance from Cooperative in miles</b>		2.32	2.28	2.44

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0119	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	168 12 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0120	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	167 12 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0125	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	167 12 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,682,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.33	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04602-0131	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 12 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,646,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$40.45	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.71	2.23	2.22

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0002	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	7 166 STREET	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0018	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0019	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0032	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 POWELLS COVE BOULEVAR	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0034	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04603-0048	4-05046-0045	4-04995-0073	4-05016-0011
<b>Address</b>	166 9 AVENUE	142 BARCLAY AVENUE	144 35 AVENUE	37 147 STREET
<b>Neighborhood</b>	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	32	42	86	95
<b>Year Built</b>	1958	1970	1969	1962
<b>Gross SqFt</b>	40,692	44,051	79,290	80,173
<b>Estimated Gross Income</b>	\$654,734	\$658,887	\$1,341,063	\$1,289,684
<b>Gross Income per SqFt</b>	\$16.09	\$14.96	\$16.91	\$16.09
<b>Estimated Expense</b>	\$264,905	\$254,749	\$448,558	\$522,290
<b>Expense SqFt</b>	\$6.51	\$5.78	\$5.66	\$6.51
<b>Net Operating Income</b>	\$389,829	\$404,138	\$892,505	\$767,394
<b>Full Market Value</b>	\$1,670,000	\$2,709,000	\$6,195,000	\$5,256,000
<b>Market Value per SqFt</b>	\$41.04	\$61.50	\$78.13	\$65.56
<b>Distance from Cooperative in miles</b>		2.78	2.29	2.29

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04717-0001	4-05294-0013	4-05003-0019	
<b>Address</b>	151 CROSS ISLE PARKWAY SR	36 167 STREET	144 35 AVENUE	
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	66	65	58	
<b>Year Built</b>	1965	1938	1929	
<b>Gross SqFt</b>	73,690	70,569	59,100	
<b>Estimated Gross Income</b>	\$992,604	\$961,431	\$787,147	
<b>Gross Income per SqFt</b>	\$13.47	\$13.62	\$13.32	
<b>Estimated Expense</b>	\$419,296	\$342,860	\$384,527	
<b>Expense SqFt</b>	\$5.69	\$4.86	\$6.51	
<b>Net Operating Income</b>	\$573,308	\$618,571	\$402,620	
<b>Full Market Value</b>	\$3,714,000	\$2,977,000	\$2,598,000	
<b>Market Value per SqFt</b>	\$50.40	\$42.19	\$43.96	
<b>Distance from Cooperative in miles</b>		1.89	1.71	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04742-0022	4-05964-0001	4-04465-0175	4-04807-0049
<b>Address</b>	158 CROSS ISLAND PKWY SR	28 FRANCIS LEWIS BOULEVAR	13 147 STREET	29 148 STREET
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	WHITESTONE	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C9-WALK-UP
<b>Total Units</b>	12	24	36	36
<b>Year Built</b>	1951	1950	1950	1942
<b>Gross SqFt</b>	10,700	14,379	24,927	32,660
<b>Estimated Gross Income</b>	\$196,024	\$321,704	\$456,622	\$543,032
<b>Gross Income per SqFt</b>	\$18.32	\$22.37	\$18.32	\$16.63
<b>Estimated Expense</b>	\$80,678	\$123,415	\$187,927	\$211,503
<b>Expense SqFt</b>	\$7.54	\$8.58	\$7.54	\$6.48
<b>Net Operating Income</b>	\$115,346	\$198,289	\$268,695	\$331,529
<b>Full Market Value</b>	\$550,000	\$1,464,000	\$1,621,000	\$1,960,000
<b>Market Value per SqFt</b>	\$51.40	\$101.82	\$65.03	\$60.01
<b>Distance from Cooperative in miles</b>		1.13	0.81	1.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04743-0001	4-06258-0016	4-06227-0338	
<b>Address</b>	159 16 AVENUE	42 201 STREET	211 42 AVENUE	
<b>Neighborhood</b>	WHITESTONE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	48	54	54	
<b>Year Built</b>	1951	1950	1951	
<b>Gross SqFt</b>	42,382	44,100	44,928	
<b>Estimated Gross Income</b>	\$669,636	\$750,608	\$654,594	
<b>Gross Income per SqFt</b>	\$15.80	\$17.02	\$14.57	
<b>Estimated Expense</b>	\$280,993	\$277,233	\$313,009	
<b>Expense SqFt</b>	\$6.63	\$6.29	\$6.97	
<b>Net Operating Income</b>	\$388,643	\$473,375	\$341,585	
<b>Full Market Value</b>	\$2,647,000	\$3,291,000	\$2,270,000	
<b>Market Value per SqFt</b>	\$62.46	\$74.63	\$50.53	
<b>Distance from Cooperative in miles</b>		2.09	2.20	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04744-0028	4-04465-0175	4-05236-0029	
<b>Address</b>	16 160 STREET	13 147 STREET	151 34 AVENUE	
<b>Neighborhood</b>	WHITESTONE	WHITESTONE	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	80	36	72	
<b>Year Built</b>	1951	1950	1931	
<b>Gross SqFt</b>	67,636	24,927	45,700	
<b>Estimated Gross Income</b>	\$1,231,652	\$456,622	\$826,713	
<b>Gross Income per SqFt</b>	\$18.21	\$18.32	\$18.09	
<b>Estimated Expense</b>	\$564,761	\$187,927	\$417,983	
<b>Expense SqFt</b>	\$8.35	\$7.54	\$9.15	
<b>Net Operating Income</b>	\$666,891	\$268,695	\$408,730	
<b>Full Market Value</b>	\$4,717,000	\$1,621,000	\$2,886,000	
<b>Market Value per SqFt</b>	\$69.74	\$65.03	\$63.15	
<b>Distance from Cooperative in miles</b>		0.86	1.21	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04746-0035	4-05005-0006	4-04789-0086	4-04957-0080
<b>Address</b>	157 17 AVENUE	35 147 STREET	144 33 AVENUE	139 34 ROAD
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	36	37	47	46
<b>Year Built</b>	1951	1924	1930	1928
<b>Gross SqFt</b>	32,216	32,180	34,288	35,400
<b>Estimated Gross Income</b>	\$483,240	\$482,603	\$524,355	\$508,237
<b>Gross Income per SqFt</b>	\$15.00	\$15.00	\$15.29	\$14.36
<b>Estimated Expense</b>	\$196,840	\$196,591	\$216,593	\$258,226
<b>Expense SqFt</b>	\$6.11	\$6.11	\$6.32	\$7.29
<b>Net Operating Income</b>	\$286,400	\$286,012	\$307,762	\$250,011
<b>Full Market Value</b>	\$1,921,000	\$1,919,000	\$2,076,000	\$1,654,000
<b>Market Value per SqFt</b>	\$59.63	\$59.63	\$60.55	\$46.72
<b>Distance from Cooperative in miles</b>		1.42	1.40	1.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04747-0038	4-05964-0001	4-04465-0175	
<b>Address</b>	157 17 ROAD	28 FRANCIS LEWIS BOULEVAR	13 147 STREET	
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	WHITESTONE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	11	24	36	
<b>Year Built</b>	1961	1950	1950	
<b>Gross SqFt</b>	4,200	14,379	24,927	
<b>Estimated Gross Income</b>	\$85,470	\$321,704	\$456,622	
<b>Gross Income per SqFt</b>	\$20.35	\$22.37	\$18.32	
<b>Estimated Expense</b>	\$33,852	\$123,415	\$187,927	
<b>Expense SqFt</b>	\$8.06	\$8.58	\$7.54	
<b>Net Operating Income</b>	\$51,618	\$198,289	\$268,695	
<b>Full Market Value</b>	\$374,000	\$1,464,000	\$1,621,000	
<b>Market Value per SqFt</b>	\$89.05	\$101.82	\$65.03	
<b>Distance from Cooperative in miles</b>		0.92	0.93	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04754-0001	4-04677-0005	4-06024-0017	
<b>Address</b>	160 16 AVENUE	149 25 AVENUE	198 32 AVENUE	
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	132	25	46	
<b>Year Built</b>	1951	1951	1931	
<b>Gross SqFt</b>	118,024	19,188	36,000	
<b>Estimated Gross Income</b>	\$1,594,504	\$243,523	\$515,585	
<b>Gross Income per SqFt</b>	\$13.51	\$12.69	\$14.32	
<b>Estimated Expense</b>	\$808,464	\$124,197	\$260,031	
<b>Expense SqFt</b>	\$6.85	\$6.47	\$7.22	
<b>Net Operating Income</b>	\$786,040	\$119,326	\$255,554	
<b>Full Market Value</b>	\$4,731,000	\$757,000	\$1,689,000	
<b>Market Value per SqFt</b>	\$40.09	\$39.45	\$46.92	
<b>Distance from Cooperative in miles</b>		0.99	1.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04756-0001	4-06024-0017	4-06227-0338	
<b>Address</b>	16 160 STREET	198 32 AVENUE	211 42 AVENUE	
<b>Neighborhood</b>	WHITESTONE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	176	46	54	
<b>Year Built</b>	1951	1931	1951	
<b>Gross SqFt</b>	158,640	36,000	44,928	
<b>Estimated Gross Income</b>	\$2,292,348	\$515,585	\$654,594	
<b>Gross Income per SqFt</b>	\$14.45	\$14.32	\$14.57	
<b>Estimated Expense</b>	\$1,126,344	\$260,031	\$313,009	
<b>Expense SqFt</b>	\$7.10	\$7.22	\$6.97	
<b>Net Operating Income</b>	\$1,166,004	\$255,554	\$341,585	
<b>Full Market Value</b>	\$7,731,000	\$1,689,000	\$2,270,000	
<b>Market Value per SqFt</b>	\$48.73	\$46.92	\$50.53	
<b>Distance from Cooperative in miles</b>		1.17	2.07	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04758-0010	4-04807-0049	4-06277-0050	4-05236-0001
<b>Address</b>	18 160 STREET	29 148 STREET	42 212 STREET	33 MURRAY STREET
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	BAYSIDE	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	140	36	84	32
<b>Year Built</b>	1951	1942	1951	1929
<b>Gross SqFt</b>	123,221	32,660	61,968	24,552
<b>Estimated Gross Income</b>	\$2,049,165	\$543,032	\$1,048,726	\$408,164
<b>Gross Income per SqFt</b>	\$16.63	\$16.63	\$16.92	\$16.62
<b>Estimated Expense</b>	\$798,472	\$211,503	\$430,883	\$149,158
<b>Expense SqFt</b>	\$6.48	\$6.48	\$6.95	\$6.08
<b>Net Operating Income</b>	\$1,250,693	\$331,529	\$617,843	\$259,006
<b>Full Market Value</b>	\$8,641,000	\$1,960,000	\$4,288,000	\$1,789,000
<b>Market Value per SqFt</b>	\$70.13	\$60.01	\$69.20	\$72.87
<b>Distance from Cooperative in miles</b>		1.12	2.03	1.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04767-0001	4-05236-0001	4-06098-0001	
<b>Address</b>	16 163 STREET	33 MURRAY STREET	209 34 AVENUE	
<b>Neighborhood</b>	WHITESTONE	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	32	32	12	
<b>Year Built</b>	1951	1929	1932	
<b>Gross SqFt</b>	26,272	24,552	11,900	
<b>Estimated Gross Income</b>	\$424,293	\$408,164	\$186,471	
<b>Gross Income per SqFt</b>	\$16.15	\$16.62	\$15.67	
<b>Estimated Expense</b>	\$186,531	\$149,158	\$96,602	
<b>Expense SqFt</b>	\$7.10	\$6.08	\$8.12	
<b>Net Operating Income</b>	\$237,762	\$259,006	\$89,869	
<b>Full Market Value</b>	\$1,630,000	\$1,789,000	\$611,000	
<b>Market Value per SqFt</b>	\$62.04	\$72.87	\$51.34	
<b>Distance from Cooperative in miles</b>		1.28	1.46	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04769-0001	4-05185-0017		
<b>Address</b>	25 UNION STREET	140 ASH AVENUE		
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	192	142		
<b>Year Built</b>	1954	1939		
<b>Gross SqFt</b>	201,824	151,056		
<b>Estimated Gross Income</b>	\$2,347,213	\$1,757,322		
<b>Gross Income per SqFt</b>	\$11.63	\$11.63		
<b>Estimated Expense</b>	\$896,099	\$670,447		
<b>Expense SqFt</b>	\$4.44	\$4.44		
<b>Net Operating Income</b>	\$1,451,114	\$1,086,875		
<b>Full Market Value</b>	\$8,204,000	\$4,102,000		
<b>Market Value per SqFt</b>	\$40.65	\$27.16		
<b>Distance from Cooperative in miles</b>		1.39		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04772-0001	4-05146-0036		
<b>Address</b>	26 UNION STREET	137 45 AVENUE		
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH		
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR		
<b>Total Units</b>	384	256		
<b>Year Built</b>	1954	1955		
<b>Gross SqFt</b>	382,016	261,919		
<b>Estimated Gross Income</b>	\$4,729,358	\$3,242,976		
<b>Gross Income per SqFt</b>	\$12.38	\$12.38		
<b>Estimated Expense</b>	\$2,410,521	\$1,653,918		
<b>Expense SqFt</b>	\$6.31	\$6.31		
<b>Net Operating Income</b>	\$2,318,837	\$1,589,058		
<b>Full Market Value</b>	\$14,574,000	\$9,341,000		
<b>Market Value per SqFt</b>	\$38.15	\$35.66		
<b>Distance from Cooperative in miles</b>		1.56		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04781-0001	4-05003-0019	4-05003-0023	4-05020-0017
<b>Address</b>	26 PARSONS BOULEVARD	144 35 AVENUE	144 35 AVENUE	142 38 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	58	58	68
<b>Year Built</b>	1954	1929	1929	1965
<b>Gross SqFt</b>	51,745	59,100	59,100	58,720
<b>Estimated Gross Income</b>	\$689,243	\$787,147	\$768,663	\$816,480
<b>Gross Income per SqFt</b>	\$13.32	\$13.32	\$13.01	\$13.90
<b>Estimated Expense</b>	\$336,860	\$384,527	\$384,733	\$322,455
<b>Expense SqFt</b>	\$6.51	\$6.51	\$6.51	\$5.49
<b>Net Operating Income</b>	\$352,383	\$402,620	\$383,930	\$494,025
<b>Full Market Value</b>	\$2,105,000	\$2,598,000	\$2,408,000	\$3,234,000
<b>Market Value per SqFt</b>	\$40.68	\$43.96	\$40.74	\$55.07
<b>Distance from Cooperative in miles</b>		0.60	0.60	0.89

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04782-0001	4-05003-0023	4-05005-0015	
<b>Address</b>	27 PARSONS BOULEVARD	144 35 AVENUE	35 147 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	58	54	
<b>Year Built</b>	1954	1929	1931	
<b>Gross SqFt</b>	51,538	59,100	60,125	
<b>Estimated Gross Income</b>	\$648,348	\$768,663	\$730,741	
<b>Gross Income per SqFt</b>	\$12.58	\$13.01	\$12.15	
<b>Estimated Expense</b>	\$304,074	\$384,733	\$317,797	
<b>Expense SqFt</b>	\$5.90	\$6.51	\$5.29	
<b>Net Operating Income</b>	\$344,274	\$383,930	\$412,944	
<b>Full Market Value</b>	\$2,105,000	\$2,408,000	\$1,852,000	
<b>Market Value per SqFt</b>	\$40.84	\$40.74	\$30.80	
<b>Distance from Cooperative in miles</b>		0.55	0.57	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04788-0008	4-05012-0012	4-05181-0028	
<b>Address</b>	30 PARSONS BOULEVARD	36 BOWNE STREET	142 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	105	71	106	
<b>Year Built</b>	1952	1935	1955	
<b>Gross SqFt</b>	122,514	88,000	106,415	
<b>Estimated Gross Income</b>	\$1,372,157	\$919,314	\$1,270,334	
<b>Gross Income per SqFt</b>	\$11.20	\$10.45	\$11.94	
<b>Estimated Expense</b>	\$559,889	\$415,091	\$469,424	
<b>Expense SqFt</b>	\$4.57	\$4.72	\$4.41	
<b>Net Operating Income</b>	\$812,268	\$504,223	\$800,910	
<b>Full Market Value</b>	\$4,907,000	\$2,142,000	\$3,448,000	
<b>Market Value per SqFt</b>	\$40.05	\$24.34	\$32.40	
<b>Distance from Cooperative in miles</b>		0.44	0.88	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04981-0060	4-05003-0019	4-05003-0023	4-04986-0018
<b>Address</b>	33 PARSONS BOULEVARD	144 35 AVENUE	144 35 AVENUE	147 34 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	53	58	58	55
<b>Year Built</b>	1937	1929	1929	1959
<b>Gross SqFt</b>	52,200	59,100	59,100	52,300
<b>Estimated Gross Income</b>	\$695,304	\$787,147	\$768,663	\$752,681
<b>Gross Income per SqFt</b>	\$13.32	\$13.32	\$13.01	\$14.39
<b>Estimated Expense</b>	\$339,822	\$384,527	\$384,733	\$334,840
<b>Expense SqFt</b>	\$6.51	\$6.51	\$6.51	\$6.40
<b>Net Operating Income</b>	\$355,482	\$402,620	\$383,930	\$417,841
<b>Full Market Value</b>	\$2,294,000	\$2,598,000	\$2,408,000	\$2,766,000
<b>Market Value per SqFt</b>	\$43.95	\$43.96	\$40.74	\$52.89
<b>Distance from Cooperative in miles</b>		0.23	0.23	0.32

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04981-0078	4-04995-0064	4-05182-0044	4-05005-0059
<b>Address</b>	140 34 AVENUE	144 35 AVENUE	140 ASH AVENUE	147 NORTHERN BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	120	126	146
<b>Year Built</b>	1960	1957	1950	1960
<b>Gross SqFt</b>	118,746	137,300	104,000	140,000
<b>Estimated Gross Income</b>	\$1,557,948	\$1,801,076	\$1,463,302	\$1,828,926
<b>Gross Income per SqFt</b>	\$13.12	\$13.12	\$14.07	\$13.06
<b>Estimated Expense</b>	\$592,543	\$685,309	\$577,822	\$553,262
<b>Expense SqFt</b>	\$4.99	\$4.99	\$5.56	\$3.95
<b>Net Operating Income</b>	\$965,405	\$1,115,767	\$885,480	\$1,275,664
<b>Full Market Value</b>	\$6,631,000	\$5,505,000	\$4,966,000	\$6,484,000
<b>Market Value per SqFt</b>	\$55.84	\$40.09	\$47.75	\$46.31
<b>Distance from Cooperative in miles</b>		0.19	0.79	0.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04994-0051	4-04995-0064	4-05010-0063	4-05182-0044
<b>Address</b>	34 PARSONS BOULEVARD	144 35 AVENUE	36 BOWNE STREET	140 ASH AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	141	120	121	126
<b>Year Built</b>	1962	1957	1925	1950
<b>Gross SqFt</b>	130,500	137,300	111,444	104,000
<b>Estimated Gross Income</b>	\$1,836,135	\$1,801,076	\$1,678,305	\$1,463,302
<b>Gross Income per SqFt</b>	\$14.07	\$13.12	\$15.06	\$14.07
<b>Estimated Expense</b>	\$725,580	\$685,309	\$637,017	\$577,822
<b>Expense SqFt</b>	\$5.56	\$4.99	\$5.72	\$5.56
<b>Net Operating Income</b>	\$1,110,555	\$1,115,767	\$1,041,288	\$885,480
<b>Full Market Value</b>	\$6,631,000	\$5,505,000	\$6,995,000	\$4,966,000
<b>Market Value per SqFt</b>	\$50.81	\$40.09	\$62.77	\$47.75
<b>Distance from Cooperative in miles</b>		0.18	0.20	0.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04995-0058	4-05003-0028	4-04995-0073	4-05003-0019
<b>Address</b>	144 35 AVENUE	144 35 AVENUE	144 35 AVENUE	144 35 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	84	86	58
<b>Year Built</b>	1967	1951	1969	1929
<b>Gross SqFt</b>	72,000	75,300	79,290	59,100
<b>Estimated Gross Income</b>	\$1,018,800	\$1,065,141	\$1,341,063	\$787,147
<b>Gross Income per SqFt</b>	\$14.15	\$14.15	\$16.91	\$13.32
<b>Estimated Expense</b>	\$426,240	\$445,905	\$448,558	\$384,527
<b>Expense SqFt</b>	\$5.92	\$5.92	\$5.66	\$6.51
<b>Net Operating Income</b>	\$592,560	\$619,236	\$892,505	\$402,620
<b>Full Market Value</b>	\$3,903,000	\$4,077,000	\$6,195,000	\$2,598,000
<b>Market Value per SqFt</b>	\$54.21	\$54.14	\$78.13	\$43.96
<b>Distance from Cooperative in miles</b>		0.08	0.00	0.08

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-04999-0033	4-05003-0028	4-05003-0019	
<b>Address</b>	149 35 AVENUE	144 35 AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	70	84	58	
<b>Year Built</b>	1962	1951	1929	
<b>Gross SqFt</b>	59,300	75,300	59,100	
<b>Estimated Gross Income</b>	\$814,782	\$1,065,141	\$787,147	
<b>Gross Income per SqFt</b>	\$13.74	\$14.15	\$13.32	
<b>Estimated Expense</b>	\$368,846	\$445,905	\$384,527	
<b>Expense SqFt</b>	\$6.22	\$5.92	\$6.51	
<b>Net Operating Income</b>	\$445,936	\$619,236	\$402,620	
<b>Full Market Value</b>	\$2,908,000	\$4,077,000	\$2,598,000	
<b>Market Value per SqFt</b>	\$49.04	\$54.14	\$43.96	
<b>Distance from Cooperative in miles</b>		0.35	0.35	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05001-0001	4-05003-0028	4-05003-0019	
<b>Address</b>	34 150 PLACE	144 35 AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	76	84	58	
<b>Year Built</b>	1962	1951	1929	
<b>Gross SqFt</b>	65,850	75,300	59,100	
<b>Estimated Gross Income</b>	\$904,779	\$1,065,141	\$787,147	
<b>Gross Income per SqFt</b>	\$13.74	\$14.15	\$13.32	
<b>Estimated Expense</b>	\$409,587	\$445,905	\$384,527	
<b>Expense SqFt</b>	\$6.22	\$5.92	\$6.51	
<b>Net Operating Income</b>	\$495,192	\$619,236	\$402,620	
<b>Full Market Value</b>	\$3,229,000	\$4,077,000	\$2,598,000	
<b>Market Value per SqFt</b>	\$49.04	\$54.14	\$43.96	
<b>Distance from Cooperative in miles</b>		0.45	0.45	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05002-0042	4-05010-0063	4-05182-0044	
<b>Address</b>	139 35 AVENUE	36 BOWNE STREET	140 ASH AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	126	121	126	
<b>Year Built</b>	1959	1925	1950	
<b>Gross SqFt</b>	117,420	111,444	104,000	
<b>Estimated Gross Income</b>	\$1,710,809	\$1,678,305	\$1,463,302	
<b>Gross Income per SqFt</b>	\$14.57	\$15.06	\$14.07	
<b>Estimated Expense</b>	\$662,249	\$637,017	\$577,822	
<b>Expense SqFt</b>	\$5.64	\$5.72	\$5.56	
<b>Net Operating Income</b>	\$1,048,560	\$1,041,288	\$885,480	
<b>Full Market Value</b>	\$6,970,000	\$6,995,000	\$4,966,000	
<b>Market Value per SqFt</b>	\$59.36	\$62.77	\$47.75	
<b>Distance from Cooperative in miles</b>		0.12	0.64	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05002-0087	4-04995-0064	4-05185-0017	4-05012-0012
<b>Address</b>	141 NORTHERN BOULEVARD	144 35 AVENUE	140 ASH AVENUE	36 BOWNE STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	175	120	142	71
<b>Year Built</b>	1937	1957	1939	1935
<b>Gross SqFt</b>	151,000	137,300	151,056	88,000
<b>Estimated Gross Income</b>	\$1,756,130	\$1,801,076	\$1,757,322	\$919,314
<b>Gross Income per SqFt</b>	\$11.63	\$13.12	\$11.63	\$10.45
<b>Estimated Expense</b>	\$670,440	\$685,309	\$670,447	\$415,091
<b>Expense SqFt</b>	\$4.44	\$4.99	\$4.44	\$4.72
<b>Net Operating Income</b>	\$1,085,690	\$1,115,767	\$1,086,875	\$504,223
<b>Full Market Value</b>	\$6,658,000	\$5,505,000	\$4,102,000	\$2,142,000
<b>Market Value per SqFt</b>	\$44.09	\$40.09	\$27.16	\$24.34
<b>Distance from Cooperative in miles</b>		0.21	0.68	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05003-0011	4-05003-0019	4-05013-0031	
<b>Address</b>	35 PARSONS BOULEVARD	144 35 AVENUE	37 PARSONS BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	58	42	
<b>Year Built</b>	1938	1929	1957	
<b>Gross SqFt</b>	39,700	59,100	43,000	
<b>Estimated Gross Income</b>	\$529,598	\$787,147	\$574,435	
<b>Gross Income per SqFt</b>	\$13.34	\$13.32	\$13.36	
<b>Estimated Expense</b>	\$228,672	\$384,527	\$215,117	
<b>Expense SqFt</b>	\$5.76	\$6.51	\$5.00	
<b>Net Operating Income</b>	\$300,926	\$402,620	\$359,318	
<b>Full Market Value</b>	\$1,817,000	\$2,598,000	\$1,379,000	
<b>Market Value per SqFt</b>	\$45.77	\$43.96	\$32.07	
<b>Distance from Cooperative in miles</b>		0.00	0.20	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05003-0015	4-05003-0019	4-05013-0031	
<b>Address</b>	144 35 AVENUE	144 35 AVENUE	37 PARSONS BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	42	58	42	
<b>Year Built</b>	1938	1929	1957	
<b>Gross SqFt</b>	35,880	59,100	43,000	
<b>Estimated Gross Income</b>	\$478,639	\$787,147	\$574,435	
<b>Gross Income per SqFt</b>	\$13.34	\$13.32	\$13.36	
<b>Estimated Expense</b>	\$206,669	\$384,527	\$215,117	
<b>Expense SqFt</b>	\$5.76	\$6.51	\$5.00	
<b>Net Operating Income</b>	\$271,970	\$402,620	\$359,318	
<b>Full Market Value</b>	\$1,756,000	\$2,598,000	\$1,379,000	
<b>Market Value per SqFt</b>	\$48.94	\$43.96	\$32.07	
<b>Distance from Cooperative in miles</b>		0.00	0.20	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05007-0001	4-05005-0059	4-05185-0017	4-05012-0012
<b>Address</b>	149 NORTHERN BOULEVARD	147 NORTHERN BOULEVARD	140 ASH AVENUE	36 BOWNE STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	146	146	142	71
<b>Year Built</b>	1959	1960	1939	1935
<b>Gross SqFt</b>	135,480	140,000	151,056	88,000
<b>Estimated Gross Income</b>	\$1,575,632	\$1,828,926	\$1,757,322	\$919,314
<b>Gross Income per SqFt</b>	\$11.63	\$13.06	\$11.63	\$10.45
<b>Estimated Expense</b>	\$601,531	\$553,262	\$670,447	\$415,091
<b>Expense SqFt</b>	\$4.44	\$3.95	\$4.44	\$4.72
<b>Net Operating Income</b>	\$974,101	\$1,275,664	\$1,086,875	\$504,223
<b>Full Market Value</b>	\$4,380,000	\$6,484,000	\$4,102,000	\$2,142,000
<b>Market Value per SqFt</b>	\$32.33	\$46.31	\$27.16	\$24.34
<b>Distance from Cooperative in miles</b>		0.14	0.80	0.47

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05007-0022	4-05005-0059	4-05181-0028	4-05012-0012
<b>Address</b>	35 150 STREET	147 NORTHERN BOULEVARD	142 SANFORD AVENUE	36 BOWNE STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	119	146	106	71
<b>Year Built</b>	1963	1960	1955	1935
<b>Gross SqFt</b>	102,140	140,000	106,415	88,000
<b>Estimated Gross Income</b>	\$1,219,552	\$1,828,926	\$1,270,334	\$919,314
<b>Gross Income per SqFt</b>	\$11.94	\$13.06	\$11.94	\$10.45
<b>Estimated Expense</b>	\$450,437	\$553,262	\$469,424	\$415,091
<b>Expense SqFt</b>	\$4.41	\$3.95	\$4.41	\$4.72
<b>Net Operating Income</b>	\$769,115	\$1,275,664	\$800,910	\$504,223
<b>Full Market Value</b>	\$4,767,000	\$6,484,000	\$3,448,000	\$2,142,000
<b>Market Value per SqFt</b>	\$46.67	\$46.31	\$32.40	\$24.34
<b>Distance from Cooperative in miles</b>		0.14	0.72	0.47

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05012-0051	4-05013-0031	4-05003-0023	4-05003-0019
<b>Address</b>	36 PARSONS BOULEVARD	37 PARSONS BOULEVARD	144 35 AVENUE	144 35 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	42	42	58	58
<b>Year Built</b>	1931	1957	1929	1929
<b>Gross SqFt</b>	37,650	43,000	59,100	59,100
<b>Estimated Gross Income</b>	\$501,498	\$574,435	\$768,663	\$787,147
<b>Gross Income per SqFt</b>	\$13.32	\$13.36	\$13.01	\$13.32
<b>Estimated Expense</b>	\$245,102	\$215,117	\$384,733	\$384,527
<b>Expense SqFt</b>	\$6.51	\$5.00	\$6.51	\$6.51
<b>Net Operating Income</b>	\$256,396	\$359,318	\$383,930	\$402,620
<b>Full Market Value</b>	\$1,101,000	\$1,379,000	\$2,408,000	\$2,598,000
<b>Market Value per SqFt</b>	\$29.24	\$32.07	\$40.74	\$43.96
<b>Distance from Cooperative in miles</b>		0.06	0.17	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05015-0012	4-05003-0028	4-05005-0064	4-05003-0019
<b>Address</b>	144 37 AVENUE	144 35 AVENUE	147 NORTHERN BOULEVARD	144 35 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	86	84	94	58
<b>Year Built</b>	1967	1951	1932	1929
<b>Gross SqFt</b>	75,558	75,300	90,180	59,100
<b>Estimated Gross Income</b>	\$1,069,146	\$1,065,141	\$1,316,784	\$787,147
<b>Gross Income per SqFt</b>	\$14.15	\$14.15	\$14.60	\$13.32
<b>Estimated Expense</b>	\$447,303	\$445,905	\$457,989	\$384,527
<b>Expense SqFt</b>	\$5.92	\$5.92	\$5.08	\$6.51
<b>Net Operating Income</b>	\$621,843	\$619,236	\$858,795	\$402,620
<b>Full Market Value</b>	\$4,095,000	\$4,077,000	\$2,318,000	\$2,598,000
<b>Market Value per SqFt</b>	\$54.20	\$54.14	\$25.70	\$43.96
<b>Distance from Cooperative in miles</b>		0.14	0.20	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05016-0007	4-05025-0050	4-05005-0059	4-04995-0064
<b>Address</b>	147 38 AVENUE	144 41 AVENUE	147 NORTHERN BOULEVARD	144 35 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	216	208	146	120
<b>Year Built</b>	1951	1962	1960	1957
<b>Gross SqFt</b>	200,466	200,548	140,000	137,300
<b>Estimated Gross Income</b>	\$2,630,114	\$2,785,386	\$1,828,926	\$1,801,076
<b>Gross Income per SqFt</b>	\$13.12	\$13.89	\$13.06	\$13.12
<b>Estimated Expense</b>	\$1,000,325	\$1,117,838	\$553,262	\$685,309
<b>Expense SqFt</b>	\$4.99	\$5.57	\$3.95	\$4.99
<b>Net Operating Income</b>	\$1,629,789	\$1,667,548	\$1,275,664	\$1,115,767
<b>Full Market Value</b>	\$9,716,000	\$10,912,000	\$6,484,000	\$5,505,000
<b>Market Value per SqFt</b>	\$48.47	\$54.41	\$46.31	\$40.09
<b>Distance from Cooperative in miles</b>		0.23	0.10	0.27

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05019-0101	4-05048-0025	4-05181-0036	4-05263-0021
<b>Address</b>	136 41 AVENUE	143 41 AVENUE	142 SANFORD AVENUE	35 153 STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	59	54	64	47
<b>Year Built</b>	1928	1935	1921	1929
<b>Gross SqFt</b>	44,962	56,000	53,727	51,042
<b>Estimated Gross Income</b>	\$514,365	\$695,716	\$614,822	\$550,512
<b>Gross Income per SqFt</b>	\$11.44	\$12.42	\$11.44	\$10.79
<b>Estimated Expense</b>	\$302,145	\$244,328	\$361,167	\$276,607
<b>Expense SqFt</b>	\$6.72	\$4.36	\$6.72	\$5.42
<b>Net Operating Income</b>	\$212,220	\$451,388	\$253,655	\$273,905
<b>Full Market Value</b>	\$1,293,000	\$2,840,000	\$1,546,000	\$1,464,000
<b>Market Value per SqFt</b>	\$28.76	\$50.71	\$28.78	\$28.68
<b>Distance from Cooperative in miles</b>		0.29	0.28	0.92

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05020-0001	4-05053-0011	4-05040-0019	4-05146-0001
<b>Address</b>	142 ROOSEVELT AVENUE	147 SANFORD AVENUE	132 SANFORD AVENUE	45 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	235	90	204	148
<b>Year Built</b>	1965	1963	1960	1963
<b>Gross SqFt</b>	276,203	76,649	190,882	131,187
<b>Estimated Gross Income</b>	\$4,025,201	\$1,122,871	\$2,635,530	\$2,034,611
<b>Gross Income per SqFt</b>	\$14.57	\$14.65	\$13.81	\$15.51
<b>Estimated Expense</b>	\$1,851,592	\$514,225	\$1,056,264	\$854,537
<b>Expense SqFt</b>	\$6.70	\$6.71	\$5.53	\$6.51
<b>Net Operating Income</b>	\$2,173,609	\$608,646	\$1,579,266	\$1,180,074
<b>Full Market Value</b>	\$14,450,000	\$4,054,000	\$8,192,000	\$7,995,000
<b>Market Value per SqFt</b>	\$52.32	\$52.89	\$42.92	\$60.94
<b>Distance from Cooperative in miles</b>		0.50	0.51	0.75

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05023-0018	4-05182-0044	4-05135-0017	4-05181-0028
<b>Address</b>	143 ROOSEVELT AVENUE	140 ASH AVENUE	136 MAPLE AVENUE	142 SANFORD AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	91	126	72	106
<b>Year Built</b>	1961	1950	1957	1955
<b>Gross SqFt</b>	87,147	104,000	72,303	106,415
<b>Estimated Gross Income</b>	\$1,152,955	\$1,463,302	\$956,250	\$1,270,334
<b>Gross Income per SqFt</b>	\$13.23	\$14.07	\$13.23	\$11.94
<b>Estimated Expense</b>	\$548,155	\$577,822	\$454,630	\$469,424
<b>Expense SqFt</b>	\$6.29	\$5.56	\$6.29	\$4.41
<b>Net Operating Income</b>	\$604,800	\$885,480	\$501,620	\$800,910
<b>Full Market Value</b>	\$3,715,000	\$4,966,000	\$2,166,000	\$3,448,000
<b>Market Value per SqFt</b>	\$42.63	\$47.75	\$29.96	\$32.40
<b>Distance from Cooperative in miles</b>		0.33	0.42	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05023-0024	4-05182-0044	4-05135-0017	4-05181-0028
<b>Address</b>	143 ROOSEVELT AVENUE	140 ASH AVENUE	136 MAPLE AVENUE	142 SANFORD AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	91	126	72	106
<b>Year Built</b>	1962	1950	1957	1955
<b>Gross SqFt</b>	89,776	104,000	72,303	106,415
<b>Estimated Gross Income</b>	\$1,187,736	\$1,463,302	\$956,250	\$1,270,334
<b>Gross Income per SqFt</b>	\$13.23	\$14.07	\$13.23	\$11.94
<b>Estimated Expense</b>	\$564,691	\$577,822	\$454,630	\$469,424
<b>Expense SqFt</b>	\$6.29	\$5.56	\$6.29	\$4.41
<b>Net Operating Income</b>	\$623,045	\$885,480	\$501,620	\$800,910
<b>Full Market Value</b>	\$3,848,000	\$4,966,000	\$2,166,000	\$3,448,000
<b>Market Value per SqFt</b>	\$42.86	\$47.75	\$29.96	\$32.40
<b>Distance from Cooperative in miles</b>		0.33	0.42	0.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05023-0035	4-05020-0017	4-05013-0031	4-05135-0017
<b>Address</b>	143 41 AVENUE	142 38 AVENUE	37 PARSONS BOULEVARD	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	78	68	42	72
<b>Year Built</b>	1963	1965	1957	1957
<b>Gross SqFt</b>	55,603	58,720	43,000	72,303
<b>Estimated Gross Income</b>	\$742,856	\$816,480	\$574,435	\$956,250
<b>Gross Income per SqFt</b>	\$13.36	\$13.90	\$13.36	\$13.23
<b>Estimated Expense</b>	\$278,015	\$322,455	\$215,117	\$454,630
<b>Expense SqFt</b>	\$5.00	\$5.49	\$5.00	\$6.29
<b>Net Operating Income</b>	\$464,841	\$494,025	\$359,318	\$501,620
<b>Full Market Value</b>	\$2,662,000	\$3,234,000	\$1,379,000	\$2,166,000
<b>Market Value per SqFt</b>	\$47.88	\$55.07	\$32.07	\$29.96
<b>Distance from Cooperative in miles</b>		0.15	0.16	0.42

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05023-0039	4-05049-0027	4-05003-0019	4-05135-0017
<b>Address</b>	143 41 AVENUE	41 PARSONS BOULEVARD	144 35 AVENUE	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	49	58	72
<b>Year Built</b>	1960	1954	1929	1957
<b>Gross SqFt</b>	72,901	44,100	59,100	72,303
<b>Estimated Gross Income</b>	\$971,041	\$603,113	\$787,147	\$956,250
<b>Gross Income per SqFt</b>	\$13.32	\$13.68	\$13.32	\$13.23
<b>Estimated Expense</b>	\$474,586	\$233,096	\$384,527	\$454,630
<b>Expense SqFt</b>	\$6.51	\$5.29	\$6.51	\$6.29
<b>Net Operating Income</b>	\$496,455	\$370,017	\$402,620	\$501,620
<b>Full Market Value</b>	\$3,098,000	\$1,924,000	\$2,598,000	\$2,166,000
<b>Market Value per SqFt</b>	\$42.50	\$43.63	\$43.96	\$29.96
<b>Distance from Cooperative in miles</b>		0.13	0.32	0.42

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05024-0001	4-05052-0036	4-05003-0028	4-05182-0044
<b>Address</b>	38 PARSONS BOULEVARD	147 41 AVENUE	144 35 AVENUE	140 ASH AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	113	113	84	126
<b>Year Built</b>	1962	1961	1951	1950
<b>Gross SqFt</b>	103,710	112,713	75,300	104,000
<b>Estimated Gross Income</b>	\$1,467,497	\$1,678,569	\$1,065,141	\$1,463,302
<b>Gross Income per SqFt</b>	\$14.15	\$14.89	\$14.15	\$14.07
<b>Estimated Expense</b>	\$613,963	\$704,640	\$445,905	\$577,822
<b>Expense SqFt</b>	\$5.92	\$6.25	\$5.92	\$5.56
<b>Net Operating Income</b>	\$853,534	\$973,929	\$619,236	\$885,480
<b>Full Market Value</b>	\$5,621,000	\$6,517,000	\$4,077,000	\$4,966,000
<b>Market Value per SqFt</b>	\$54.20	\$57.82	\$54.14	\$47.75
<b>Distance from Cooperative in miles</b>		0.22	0.21	0.48

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05024-0024	4-05005-0059	4-04995-0064	4-05025-0050
<b>Address</b>	144 38 AVENUE	147 NORTHERN BOULEVARD	144 35 AVENUE	144 41 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	168	146	120	208
<b>Year Built</b>	1950	1960	1957	1962
<b>Gross SqFt</b>	151,084	140,000	137,300	200,548
<b>Estimated Gross Income</b>	\$1,982,222	\$1,828,926	\$1,801,076	\$2,785,386
<b>Gross Income per SqFt</b>	\$13.12	\$13.06	\$13.12	\$13.89
<b>Estimated Expense</b>	\$753,909	\$553,262	\$685,309	\$1,117,838
<b>Expense SqFt</b>	\$4.99	\$3.95	\$4.99	\$5.57
<b>Net Operating Income</b>	\$1,228,313	\$1,275,664	\$1,115,767	\$1,667,548
<b>Full Market Value</b>	\$7,393,000	\$6,484,000	\$5,505,000	\$10,912,000
<b>Market Value per SqFt</b>	\$48.93	\$46.31	\$40.09	\$54.41
<b>Distance from Cooperative in miles</b>		0.25	0.28	0.08

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05025-0020	4-05005-0064	4-05003-0028	4-05182-0044
<b>Address</b>	144 ROOSEVELT AVENUE	147 NORTHERN BOULEVARD	144 35 AVENUE	140 ASH AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	99	94	84	126
<b>Year Built</b>	1962	1932	1951	1950
<b>Gross SqFt</b>	86,576	90,180	75,300	104,000
<b>Estimated Gross Income</b>	\$1,225,050	\$1,316,784	\$1,065,141	\$1,463,302
<b>Gross Income per SqFt</b>	\$14.15	\$14.60	\$14.15	\$14.07
<b>Estimated Expense</b>	\$512,530	\$457,989	\$445,905	\$577,822
<b>Expense SqFt</b>	\$5.92	\$5.08	\$5.92	\$5.56
<b>Net Operating Income</b>	\$712,520	\$858,795	\$619,236	\$885,480
<b>Full Market Value</b>	\$4,417,000	\$2,318,000	\$4,077,000	\$4,966,000
<b>Market Value per SqFt</b>	\$51.02	\$25.70	\$54.14	\$47.75
<b>Distance from Cooperative in miles</b>		0.31	0.29	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05026-0007	4-05283-0001	4-04789-0086	4-05005-0006
<b>Address</b>	138 ROOSEVELT AVENUE	163 CROCHERON AVENUE	144 33 AVENUE	35 147 STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	48	48	47	37
<b>Year Built</b>	1940	1929	1930	1924
<b>Gross SqFt</b>	50,021	36,260	34,288	32,180
<b>Estimated Gross Income</b>	\$764,821	\$621,491	\$524,355	\$482,603
<b>Gross Income per SqFt</b>	\$15.29	\$17.14	\$15.29	\$15.00
<b>Estimated Expense</b>	\$316,133	\$262,708	\$216,593	\$196,591
<b>Expense SqFt</b>	\$6.32	\$7.25	\$6.32	\$6.11
<b>Net Operating Income</b>	\$448,688	\$358,783	\$307,762	\$286,012
<b>Full Market Value</b>	\$3,027,000	\$2,499,000	\$2,076,000	\$1,919,000
<b>Market Value per SqFt</b>	\$60.51	\$68.92	\$60.55	\$59.63
<b>Distance from Cooperative in miles</b>		0.82	0.47	0.18

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05028-0007	4-05052-0036	4-05182-0044	4-05134-0030
<b>Address</b>	38 149 STREET	147 41 AVENUE	140 ASH AVENUE	42 KISSENA BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	108	113	126	107
<b>Year Built</b>	1955	1961	1950	1964
<b>Gross SqFt</b>	114,151	112,713	104,000	101,976
<b>Estimated Gross Income</b>	\$1,699,708	\$1,678,569	\$1,463,302	\$1,561,345
<b>Gross Income per SqFt</b>	\$14.89	\$14.89	\$14.07	\$15.31
<b>Estimated Expense</b>	\$977,900	\$704,640	\$577,822	\$493,490
<b>Expense SqFt</b>	\$8.57	\$6.25	\$5.56	\$4.84
<b>Net Operating Income</b>	\$721,808	\$973,929	\$885,480	\$1,067,855
<b>Full Market Value</b>	\$4,429,000	\$6,517,000	\$4,966,000	\$7,207,000
<b>Market Value per SqFt</b>	\$38.80	\$57.82	\$47.75	\$70.67
<b>Distance from Cooperative in miles</b>		0.18	0.66	0.79

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05040-0032	4-05022-0008	4-05046-0037	4-05145-0001
<b>Address</b>	41 FRAME PLACE	38 BOWNE STREET	142 BARCLAY AVENUE	44 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	65	62	50	71
<b>Year Built</b>	1963	1962	1962	1962
<b>Gross SqFt</b>	51,480	48,786	40,991	60,338
<b>Estimated Gross Income</b>	\$809,780	\$734,522	\$644,832	\$979,474
<b>Gross Income per SqFt</b>	\$15.73	\$15.06	\$15.73	\$16.23
<b>Estimated Expense</b>	\$396,792	\$293,915	\$278,685	\$451,545
<b>Expense SqFt</b>	\$7.71	\$6.02	\$6.80	\$7.48
<b>Net Operating Income</b>	\$412,988	\$440,607	\$366,147	\$527,929
<b>Full Market Value</b>	\$2,638,000	\$2,456,000	\$2,490,000	\$3,624,000
<b>Market Value per SqFt</b>	\$51.24	\$50.34	\$60.75	\$60.06
<b>Distance from Cooperative in miles</b>		0.63	0.46	0.56

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05042-0023	4-05046-0045	4-05049-0027	4-05013-0031
<b>Address</b>	133 SANFORD AVENUE	142 BARCLAY AVENUE	41 PARSONS BOULEVARD	37 PARSONS BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	42	49	42
<b>Year Built</b>	1952	1970	1954	1957
<b>Gross SqFt</b>	36,362	44,051	44,100	43,000
<b>Estimated Gross Income</b>	\$497,432	\$658,887	\$603,113	\$574,435
<b>Gross Income per SqFt</b>	\$13.68	\$14.96	\$13.68	\$13.36
<b>Estimated Expense</b>	\$192,355	\$254,749	\$233,096	\$215,117
<b>Expense SqFt</b>	\$5.29	\$5.78	\$5.29	\$5.00
<b>Net Operating Income</b>	\$305,077	\$404,138	\$370,017	\$359,318
<b>Full Market Value</b>	\$1,987,000	\$2,709,000	\$1,924,000	\$1,379,000
<b>Market Value per SqFt</b>	\$54.64	\$61.50	\$43.63	\$32.07
<b>Distance from Cooperative in miles</b>		0.33	0.45	0.54

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05042-0057	4-05190-0014	4-05186-0046	
<b>Address</b>	133 SANFORD AVENUE	42 PHLOX PLACE	42 BOWNE STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	47	65	55	
<b>Year Built</b>	1935	1930	1916	
<b>Gross SqFt</b>	49,532	62,954	44,800	
<b>Estimated Gross Income</b>	\$643,916	\$848,316	\$560,463	
<b>Gross Income per SqFt</b>	\$13.00	\$13.48	\$12.51	
<b>Estimated Expense</b>	\$285,304	\$383,831	\$242,926	
<b>Expense SqFt</b>	\$5.76	\$6.10	\$5.42	
<b>Net Operating Income</b>	\$358,612	\$464,485	\$317,537	
<b>Full Market Value</b>	\$2,118,000	\$3,009,000	\$1,827,000	
<b>Market Value per SqFt</b>	\$42.76	\$47.80	\$40.78	
<b>Distance from Cooperative in miles</b>		0.53	0.45	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05046-0010	4-05022-0008	4-05003-0028	4-05135-0017
<b>Address</b>	142 41 AVENUE	38 BOWNE STREET	144 35 AVENUE	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	63	62	84	72
<b>Year Built</b>	1958	1962	1951	1957
<b>Gross SqFt</b>	65,922	48,786	75,300	72,303
<b>Estimated Gross Income</b>	\$932,796	\$734,522	\$1,065,141	\$956,250
<b>Gross Income per SqFt</b>	\$14.15	\$15.06	\$14.15	\$13.23
<b>Estimated Expense</b>	\$390,258	\$293,915	\$445,905	\$454,630
<b>Expense SqFt</b>	\$5.92	\$6.02	\$5.92	\$6.29
<b>Net Operating Income</b>	\$542,538	\$440,607	\$619,236	\$501,620
<b>Full Market Value</b>	\$3,315,000	\$2,456,000	\$4,077,000	\$2,166,000
<b>Market Value per SqFt</b>	\$50.29	\$50.34	\$54.14	\$29.96
<b>Distance from Cooperative in miles</b>		0.20	0.45	0.28

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05048-0019	4-05048-0029	4-05020-0017	4-05135-0017
<b>Address</b>	143 41 AVENUE	41 PARSONS BOULEVARD	142 38 AVENUE	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	83	68	72
<b>Year Built</b>	1962	1932	1965	1957
<b>Gross SqFt</b>	65,781	58,282	58,720	72,303
<b>Estimated Gross Income</b>	\$914,356	\$883,251	\$816,480	\$956,250
<b>Gross Income per SqFt</b>	\$13.90	\$15.15	\$13.90	\$13.23
<b>Estimated Expense</b>	\$361,138	\$438,113	\$322,455	\$454,630
<b>Expense SqFt</b>	\$5.49	\$7.52	\$5.49	\$6.29
<b>Net Operating Income</b>	\$553,218	\$445,138	\$494,025	\$501,620
<b>Full Market Value</b>	\$3,364,000	\$2,996,000	\$3,234,000	\$2,166,000
<b>Market Value per SqFt</b>	\$51.14	\$51.41	\$55.07	\$29.96
<b>Distance from Cooperative in miles</b>		0.00	0.20	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05049-0001	4-05048-0025	4-05135-0017	4-05048-0029
<b>Address</b>	143 SANFORD AVENUE	143 41 AVENUE	136 MAPLE AVENUE	41 PARSONS BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	80	54	72	83
<b>Year Built</b>	1940	1935	1957	1932
<b>Gross SqFt</b>	77,205	56,000	72,303	58,282
<b>Estimated Gross Income</b>	\$1,021,422	\$695,716	\$956,250	\$883,251
<b>Gross Income per SqFt</b>	\$13.23	\$12.42	\$13.23	\$15.15
<b>Estimated Expense</b>	\$485,619	\$244,328	\$454,630	\$438,113
<b>Expense SqFt</b>	\$6.29	\$4.36	\$6.29	\$7.52
<b>Net Operating Income</b>	\$535,803	\$451,388	\$501,620	\$445,138
<b>Full Market Value</b>	\$3,303,000	\$2,840,000	\$2,166,000	\$2,996,000
<b>Market Value per SqFt</b>	\$42.78	\$50.71	\$29.96	\$51.41
<b>Distance from Cooperative in miles</b>		0.06	0.34	0.06

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05049-0019	4-05022-0008	4-05020-0017	4-05013-0031
<b>Address</b>	143 BARCLAY AVENUE	38 BOWNE STREET	142 38 AVENUE	37 PARSONS BOULEVARD
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	55	62	68	42
<b>Year Built</b>	1957	1962	1965	1957
<b>Gross SqFt</b>	52,520	48,786	58,720	43,000
<b>Estimated Gross Income</b>	\$730,028	\$734,522	\$816,480	\$574,435
<b>Gross Income per SqFt</b>	\$13.90	\$15.06	\$13.90	\$13.36
<b>Estimated Expense</b>	\$357,714	\$293,915	\$322,455	\$215,117
<b>Expense SqFt</b>	\$6.81	\$6.02	\$5.49	\$5.00
<b>Net Operating Income</b>	\$372,314	\$440,607	\$494,025	\$359,318
<b>Full Market Value</b>	\$1,767,000	\$2,456,000	\$3,234,000	\$1,379,000
<b>Market Value per SqFt</b>	\$33.64	\$50.34	\$55.07	\$32.07
<b>Distance from Cooperative in miles</b>		0.21	0.25	0.29

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05049-0023	4-05022-0008	4-05013-0031	
<b>Address</b>	143 BARCLAY AVENUE	38 BOWNE STREET	37 PARSONS BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	62	42	
<b>Year Built</b>	1986	1962	1957	
<b>Gross SqFt</b>	33,600	48,786	43,000	
<b>Estimated Gross Income</b>	\$477,456	\$734,522	\$574,435	
<b>Gross Income per SqFt</b>	\$14.21	\$15.06	\$13.36	
<b>Estimated Expense</b>	\$185,136	\$293,915	\$215,117	
<b>Expense SqFt</b>	\$5.51	\$6.02	\$5.00	
<b>Net Operating Income</b>	\$292,320	\$440,607	\$359,318	
<b>Full Market Value</b>	\$1,767,000	\$2,456,000	\$1,379,000	
<b>Market Value per SqFt</b>	\$52.59	\$50.34	\$32.07	
<b>Distance from Cooperative in miles</b>		0.21	0.29	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05050-0020	4-05016-0011	4-05003-0028	4-05135-0017
<b>Address</b>	144 41 AVENUE	37 147 STREET	144 35 AVENUE	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	97	95	84	72
<b>Year Built</b>	1951	1962	1951	1957
<b>Gross SqFt</b>	78,622	80,173	75,300	72,303
<b>Estimated Gross Income</b>	\$1,112,501	\$1,289,684	\$1,065,141	\$956,250
<b>Gross Income per SqFt</b>	\$14.15	\$16.09	\$14.15	\$13.23
<b>Estimated Expense</b>	\$465,442	\$522,290	\$445,905	\$454,630
<b>Expense SqFt</b>	\$5.92	\$6.51	\$5.92	\$6.29
<b>Net Operating Income</b>	\$647,059	\$767,394	\$619,236	\$501,620
<b>Full Market Value</b>	\$3,945,000	\$5,256,000	\$4,077,000	\$2,166,000
<b>Market Value per SqFt</b>	\$50.18	\$65.56	\$54.14	\$29.96
<b>Distance from Cooperative in miles</b>		0.28	0.36	0.51

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05050-0031	4-05186-0029	4-05003-0028	4-05182-0044
<b>Address</b>	144 41 AVENUE	140 BEECH AVENUE	144 35 AVENUE	140 ASH AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	103	124	84	126
<b>Year Built</b>	1962	1959	1951	1950
<b>Gross SqFt</b>	95,720	96,774	75,300	104,000
<b>Estimated Gross Income</b>	\$1,354,438	\$1,536,772	\$1,065,141	\$1,463,302
<b>Gross Income per SqFt</b>	\$14.15	\$15.88	\$14.15	\$14.07
<b>Estimated Expense</b>	\$566,662	\$498,687	\$445,905	\$577,822
<b>Expense SqFt</b>	\$5.92	\$5.15	\$5.92	\$5.56
<b>Net Operating Income</b>	\$787,776	\$1,038,085	\$619,236	\$885,480
<b>Full Market Value</b>	\$4,852,000	\$7,081,000	\$4,077,000	\$4,966,000
<b>Market Value per SqFt</b>	\$50.69	\$73.17	\$54.14	\$47.75
<b>Distance from Cooperative in miles</b>		0.40	0.36	0.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05051-0001	4-05003-0028	4-05145-0001	4-05022-0008
<b>Address</b>	144 SANFORD AVENUE	144 35 AVENUE	44 COLDEN STREET	38 BOWNE STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	84	71	62
<b>Year Built</b>	1951	1951	1962	1962
<b>Gross SqFt</b>	71,036	75,300	60,338	48,786
<b>Estimated Gross Income</b>	\$1,069,802	\$1,065,141	\$979,474	\$734,522
<b>Gross Income per SqFt</b>	\$15.06	\$14.15	\$16.23	\$15.06
<b>Estimated Expense</b>	\$427,637	\$445,905	\$451,545	\$293,915
<b>Expense SqFt</b>	\$6.02	\$5.92	\$7.48	\$6.02
<b>Net Operating Income</b>	\$642,165	\$619,236	\$527,929	\$440,607
<b>Full Market Value</b>	\$4,004,000	\$4,077,000	\$3,624,000	\$2,456,000
<b>Market Value per SqFt</b>	\$56.37	\$54.14	\$60.06	\$50.34
<b>Distance from Cooperative in miles</b>		0.42	0.58	0.27

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05051-0020	4-05025-0064	4-05003-0028	4-05145-0024
<b>Address</b>	144 SANFORD AVENUE	144 41 AVENUE	144 35 AVENUE	44 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	156	137	84	138
<b>Year Built</b>	1951	1961	1951	1963
<b>Gross SqFt</b>	108,239	115,961	75,300	119,818
<b>Estimated Gross Income</b>	\$1,751,307	\$1,891,493	\$1,065,141	\$1,938,464
<b>Gross Income per SqFt</b>	\$16.18	\$16.31	\$14.15	\$16.18
<b>Estimated Expense</b>	\$734,943	\$572,754	\$445,905	\$814,155
<b>Expense SqFt</b>	\$6.79	\$4.94	\$5.92	\$6.79
<b>Net Operating Income</b>	\$1,016,364	\$1,318,739	\$619,236	\$1,124,309
<b>Full Market Value</b>	\$6,425,000	\$9,065,000	\$4,077,000	\$7,712,000
<b>Market Value per SqFt</b>	\$59.36	\$78.17	\$54.14	\$64.36
<b>Distance from Cooperative in miles</b>		0.13	0.42	0.58

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05122-0029	4-05048-0001	4-05123-0061	
<b>Address</b>	134 MAPLE AVENUE	143 BARCLAY AVENUE	42 MAIN STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	119	168	154	
<b>Year Built</b>	1962	1950	1963	
<b>Gross SqFt</b>	147,897	161,048	166,600	
<b>Estimated Gross Income</b>	\$2,131,196	\$2,401,423	\$2,316,616	
<b>Gross Income per SqFt</b>	\$14.41	\$14.91	\$13.91	
<b>Estimated Expense</b>	\$911,046	\$993,100	\$1,024,902	
<b>Expense SqFt</b>	\$6.16	\$6.17	\$6.15	
<b>Net Operating Income</b>	\$1,220,150	\$1,408,323	\$1,291,714	
<b>Full Market Value</b>	\$7,442,000	\$9,428,000	\$8,457,000	
<b>Market Value per SqFt</b>	\$50.32	\$58.54	\$50.76	
<b>Distance from Cooperative in miles</b>		0.51	0.08	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05122-0046	4-05101-0061	4-05025-0050	4-05146-0001
<b>Address</b>	134 FRANKLIN AVENUE	132 MAPLE AVENUE	144 41 AVENUE	45 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	154	180	208	148
<b>Year Built</b>	1962	1957	1962	1963
<b>Gross SqFt</b>	171,319	161,520	200,548	131,187
<b>Estimated Gross Income</b>	\$2,405,319	\$2,267,121	\$2,785,386	\$2,034,611
<b>Gross Income per SqFt</b>	\$14.04	\$14.04	\$13.89	\$15.51
<b>Estimated Expense</b>	\$1,041,620	\$982,292	\$1,117,838	\$854,537
<b>Expense SqFt</b>	\$6.08	\$6.08	\$5.57	\$6.51
<b>Net Operating Income</b>	\$1,363,699	\$1,284,829	\$1,667,548	\$1,180,074
<b>Full Market Value</b>	\$8,959,000	\$8,441,000	\$10,912,000	\$7,995,000
<b>Market Value per SqFt</b>	\$52.29	\$52.26	\$54.41	\$60.94
<b>Distance from Cooperative in miles</b>		0.12	0.68	0.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05123-0051	4-05025-0050	4-05182-0044	
<b>Address</b>	134 FRANKLIN AVENUE	144 41 AVENUE	140 ASH AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	186	208	126	
<b>Year Built</b>	1952	1962	1950	
<b>Gross SqFt</b>	175,941	200,548	104,000	
<b>Estimated Gross Income</b>	\$2,459,655	\$2,785,386	\$1,463,302	
<b>Gross Income per SqFt</b>	\$13.98	\$13.89	\$14.07	
<b>Estimated Expense</b>	\$979,991	\$1,117,838	\$577,822	
<b>Expense SqFt</b>	\$5.57	\$5.57	\$5.56	
<b>Net Operating Income</b>	\$1,479,664	\$1,667,548	\$885,480	
<b>Full Market Value</b>	\$9,707,000	\$10,912,000	\$4,966,000	
<b>Market Value per SqFt</b>	\$55.17	\$54.41	\$47.75	
<b>Distance from Cooperative in miles</b>		0.72	0.34	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05134-0024	4-05003-0028	4-05182-0044	
<b>Address</b>	136 SANFORD AVENUE	144 35 AVENUE	140 ASH AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	84	84	126	
<b>Year Built</b>	1956	1951	1950	
<b>Gross SqFt</b>	85,336	75,300	104,000	
<b>Estimated Gross Income</b>	\$1,204,091	\$1,065,141	\$1,463,302	
<b>Gross Income per SqFt</b>	\$14.11	\$14.15	\$14.07	
<b>Estimated Expense</b>	\$489,829	\$445,905	\$577,822	
<b>Expense SqFt</b>	\$5.74	\$5.92	\$5.56	
<b>Net Operating Income</b>	\$714,262	\$619,236	\$885,480	
<b>Full Market Value</b>	\$4,700,000	\$4,077,000	\$4,966,000	
<b>Market Value per SqFt</b>	\$55.08	\$54.14	\$47.75	
<b>Distance from Cooperative in miles</b>		0.68	0.22	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05134-0059	4-05046-0037	4-05046-0045	4-05185-0014
<b>Address</b>	136 MAPLE AVENUE	142 BARCLAY AVENUE	142 BARCLAY AVENUE	140 ASH AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	50	42	54
<b>Year Built</b>	1973	1962	1970	1932
<b>Gross SqFt</b>	35,469	40,991	44,051	38,806
<b>Estimated Gross Income</b>	\$557,927	\$644,832	\$658,887	\$613,227
<b>Gross Income per SqFt</b>	\$15.73	\$15.73	\$14.96	\$15.80
<b>Estimated Expense</b>	\$241,189	\$278,685	\$254,749	\$199,248
<b>Expense SqFt</b>	\$6.80	\$6.80	\$5.78	\$5.13
<b>Net Operating Income</b>	\$316,738	\$366,147	\$404,138	\$413,979
<b>Full Market Value</b>	\$1,997,000	\$2,490,000	\$2,709,000	\$2,396,000
<b>Market Value per SqFt</b>	\$56.30	\$60.75	\$61.50	\$61.74
<b>Distance from Cooperative in miles</b>		0.24	0.24	0.26

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05135-0044	4-05146-0036	4-04995-0064	
<b>Address</b>	138 FRANKLIN AVENUE	137 45 AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	194	256	120	
<b>Year Built</b>	1964	1955	1957	
<b>Gross SqFt</b>	210,268	261,919	137,300	
<b>Estimated Gross Income</b>	\$2,680,917	\$3,242,976	\$1,801,076	
<b>Gross Income per SqFt</b>	\$12.75	\$12.38	\$13.12	
<b>Estimated Expense</b>	\$1,188,014	\$1,653,918	\$685,309	
<b>Expense SqFt</b>	\$5.65	\$6.31	\$4.99	
<b>Net Operating Income</b>	\$1,492,903	\$1,589,058	\$1,115,767	
<b>Full Market Value</b>	\$9,484,000	\$9,341,000	\$5,505,000	
<b>Market Value per SqFt</b>	\$45.10	\$35.66	\$40.09	
<b>Distance from Cooperative in miles</b>		0.39	0.80	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05135-0057	4-05182-0044	4-05135-0017	4-05122-0022
<b>Address</b>	137 FRANKLIN AVENUE	140 ASH AVENUE	136 MAPLE AVENUE	134 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	122	126	72	64
<b>Year Built</b>	1962	1950	1957	1964
<b>Gross SqFt</b>	89,975	104,000	72,303	63,325
<b>Estimated Gross Income</b>	\$1,190,369	\$1,463,302	\$956,250	\$808,675
<b>Gross Income per SqFt</b>	\$13.23	\$14.07	\$13.23	\$12.77
<b>Estimated Expense</b>	\$565,943	\$577,822	\$454,630	\$303,339
<b>Expense SqFt</b>	\$6.29	\$5.56	\$6.29	\$4.79
<b>Net Operating Income</b>	\$624,426	\$885,480	\$501,620	\$505,336
<b>Full Market Value</b>	\$3,775,000	\$4,966,000	\$2,166,000	\$3,212,000
<b>Market Value per SqFt</b>	\$41.96	\$47.75	\$29.96	\$50.72
<b>Distance from Cooperative in miles</b>		0.18	0.00	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05136-0037	4-05134-0030	4-05182-0044	
<b>Address</b>	42 COLDEN STREET	42 KISSENA BOULEVARD	140 ASH AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	162	107	126	
<b>Year Built</b>	1962	1964	1950	
<b>Gross SqFt</b>	144,768	101,976	104,000	
<b>Estimated Gross Income</b>	\$2,126,642	\$1,561,345	\$1,463,302	
<b>Gross Income per SqFt</b>	\$14.69	\$15.31	\$14.07	
<b>Estimated Expense</b>	\$752,794	\$493,490	\$577,822	
<b>Expense SqFt</b>	\$5.20	\$4.84	\$5.56	
<b>Net Operating Income</b>	\$1,373,848	\$1,067,855	\$885,480	
<b>Full Market Value</b>	\$8,389,000	\$7,207,000	\$4,966,000	
<b>Market Value per SqFt</b>	\$57.95	\$70.67	\$47.75	
<b>Distance from Cooperative in miles</b>		0.20	0.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05136-0050	4-05046-0045	4-05020-0017	4-05135-0017
<b>Address</b>	42 MAIN STREET	142 BARCLAY AVENUE	142 38 AVENUE	136 MAPLE AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	82	42	68	72
<b>Year Built</b>	1959	1970	1965	1957
<b>Gross SqFt</b>	54,805	44,051	58,720	72,303
<b>Estimated Gross Income</b>	\$761,790	\$658,887	\$816,480	\$956,250
<b>Gross Income per SqFt</b>	\$13.90	\$14.96	\$13.90	\$13.23
<b>Estimated Expense</b>	\$300,879	\$254,749	\$322,455	\$454,630
<b>Expense SqFt</b>	\$5.49	\$5.78	\$5.49	\$6.29
<b>Net Operating Income</b>	\$460,911	\$404,138	\$494,025	\$501,620
<b>Full Market Value</b>	\$3,018,000	\$2,709,000	\$3,234,000	\$2,166,000
<b>Market Value per SqFt</b>	\$55.07	\$61.50	\$55.07	\$29.96
<b>Distance from Cooperative in miles</b>		0.40	0.54	0.13

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05137-0011	4-05137-0012	4-05146-0001	
<b>Address</b>	42 COLDEN STREET	42 COLDEN STREET	45 COLDEN STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	284	284	148	
<b>Year Built</b>	1962	1962	1963	
<b>Gross SqFt</b>	270,499	280,099	131,187	
<b>Estimated Gross Income</b>	\$4,138,635	\$4,225,734	\$2,034,611	
<b>Gross Income per SqFt</b>	\$15.30	\$15.09	\$15.51	
<b>Estimated Expense</b>	\$1,704,144	\$1,706,224	\$854,537	
<b>Expense SqFt</b>	\$6.30	\$6.09	\$6.51	
<b>Net Operating Income</b>	\$2,434,491	\$2,519,510	\$1,180,074	
<b>Full Market Value</b>	\$16,428,000	\$16,936,000	\$7,995,000	
<b>Market Value per SqFt</b>	\$60.73	\$60.46	\$60.94	
<b>Distance from Cooperative in miles</b>		0.00	0.23	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05137-0055	4-05182-0019	4-05145-0024	4-05146-0001
<b>Address</b>	138 FRANKLIN AVENUE	142 FRANKLIN AVENUE	44 COLDEN STREET	45 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	194	145	138	148
<b>Year Built</b>	1961	1970	1963	1963
<b>Gross SqFt</b>	226,160	129,304	119,818	131,187
<b>Estimated Gross Income</b>	\$3,659,269	\$2,364,717	\$1,938,464	\$2,034,611
<b>Gross Income per SqFt</b>	\$16.18	\$18.29	\$16.18	\$15.51
<b>Estimated Expense</b>	\$1,535,626	\$840,392	\$814,155	\$854,537
<b>Expense SqFt</b>	\$6.79	\$6.50	\$6.79	\$6.51
<b>Net Operating Income</b>	\$2,123,643	\$1,524,325	\$1,124,309	\$1,180,074
<b>Full Market Value</b>	\$14,563,000	\$10,794,000	\$7,712,000	\$7,995,000
<b>Market Value per SqFt</b>	\$64.39	\$83.48	\$64.36	\$60.94
<b>Distance from Cooperative in miles</b>		0.19	0.16	0.23

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05137-0067	4-05182-0019	4-05145-0024	4-05146-0001
<b>Address</b>	43 KISSENA BOULEVARD	142 FRANKLIN AVENUE	44 COLDEN STREET	45 COLDEN STREET
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	198	145	138	148
<b>Year Built</b>	1962	1970	1963	1963
<b>Gross SqFt</b>	226,136	129,304	119,818	131,187
<b>Estimated Gross Income</b>	\$3,658,880	\$2,364,717	\$1,938,464	\$2,034,611
<b>Gross Income per SqFt</b>	\$16.18	\$18.29	\$16.18	\$15.51
<b>Estimated Expense</b>	\$1,535,463	\$840,392	\$814,155	\$854,537
<b>Expense SqFt</b>	\$6.79	\$6.50	\$6.79	\$6.51
<b>Net Operating Income</b>	\$2,123,417	\$1,524,325	\$1,124,309	\$1,180,074
<b>Full Market Value</b>	\$14,562,000	\$10,794,000	\$7,712,000	\$7,995,000
<b>Market Value per SqFt</b>	\$64.39	\$83.48	\$64.36	\$60.94
<b>Distance from Cooperative in miles</b>		0.19	0.16	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05145-0055	4-05182-0044	4-05101-0061	
<b>Address</b>	138 ELDER AVENUE	140 ASH AVENUE	132 MAPLE AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	126	126	180	
<b>Year Built</b>	1963	1950	1957	
<b>Gross SqFt</b>	130,326	104,000	161,520	
<b>Estimated Gross Income</b>	\$1,832,384	\$1,463,302	\$2,267,121	
<b>Gross Income per SqFt</b>	\$14.06	\$14.07	\$14.04	
<b>Estimated Expense</b>	\$758,497	\$577,822	\$982,292	
<b>Expense SqFt</b>	\$5.82	\$5.56	\$6.08	
<b>Net Operating Income</b>	\$1,073,887	\$885,480	\$1,284,829	
<b>Full Market Value</b>	\$6,546,000	\$4,966,000	\$8,441,000	
<b>Market Value per SqFt</b>	\$50.23	\$47.75	\$52.26	
<b>Distance from Cooperative in miles</b>		0.29	0.51	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05145-0068	4-05135-0017	4-05020-0017	4-05046-0045
<b>Address</b>	137 KISSENA BOULEVARD	136 MAPLE AVENUE	142 38 AVENUE	142 BARCLAY AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	72	68	42
<b>Year Built</b>	1973	1957	1965	1970
<b>Gross SqFt</b>	67,059	72,303	58,720	44,051
<b>Estimated Gross Income</b>	\$932,120	\$956,250	\$816,480	\$658,887
<b>Gross Income per SqFt</b>	\$13.90	\$13.23	\$13.90	\$14.96
<b>Estimated Expense</b>	\$368,154	\$454,630	\$322,455	\$254,749
<b>Expense SqFt</b>	\$5.49	\$6.29	\$5.49	\$5.78
<b>Net Operating Income</b>	\$563,966	\$501,620	\$494,025	\$404,138
<b>Full Market Value</b>	\$3,497,000	\$2,166,000	\$3,234,000	\$2,709,000
<b>Market Value per SqFt</b>	\$52.15	\$29.96	\$55.07	\$61.50
<b>Distance from Cooperative in miles</b>		0.32	0.68	0.52

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05146-0027	4-05135-0017	4-05145-0001	4-05003-0028
<b>Address</b>	137 45 AVENUE	136 MAPLE AVENUE	44 COLDEN STREET	144 35 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	79	72	71	84
<b>Year Built</b>	1966	1957	1962	1951
<b>Gross SqFt</b>	77,822	72,303	60,338	75,300
<b>Estimated Gross Income</b>	\$1,101,181	\$956,250	\$979,474	\$1,065,141
<b>Gross Income per SqFt</b>	\$14.15	\$13.23	\$16.23	\$14.15
<b>Estimated Expense</b>	\$460,706	\$454,630	\$451,545	\$445,905
<b>Expense SqFt</b>	\$5.92	\$6.29	\$7.48	\$5.92
<b>Net Operating Income</b>	\$640,475	\$501,620	\$527,929	\$619,236
<b>Full Market Value</b>	\$3,920,000	\$2,166,000	\$3,624,000	\$4,077,000
<b>Market Value per SqFt</b>	\$50.37	\$29.96	\$60.06	\$54.14
<b>Distance from Cooperative in miles</b>		0.39	0.08	1.00

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05180-0001	4-05146-0036	4-05137-0093	
<b>Address</b>	42 KISSENA BOULEVARD	137 45 AVENUE	43 KISSENA BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	211	256	287	
<b>Year Built</b>	1963	1955	1963	
<b>Gross SqFt</b>	219,845	261,919	277,354	
<b>Estimated Gross Income</b>	\$3,077,830	\$3,242,976	\$4,330,020	
<b>Gross Income per SqFt</b>	\$14.00	\$12.38	\$15.61	
<b>Estimated Expense</b>	\$1,358,642	\$1,653,918	\$1,674,249	
<b>Expense SqFt</b>	\$6.18	\$6.31	\$6.04	
<b>Net Operating Income</b>	\$1,719,188	\$1,589,058	\$2,655,771	
<b>Full Market Value</b>	\$11,023,000	\$9,341,000	\$18,026,000	
<b>Market Value per SqFt</b>	\$50.14	\$35.66	\$64.99	
<b>Distance from Cooperative in miles</b>		0.43	0.21	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05180-0015	4-05181-0028	4-05134-0030	
<b>Address</b>	42 KISSENA BOULEVARD	142 SANFORD AVENUE	42 KISSENA BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	144	106	107	
<b>Year Built</b>	1956	1955	1964	
<b>Gross SqFt</b>	115,396	106,415	101,976	
<b>Estimated Gross Income</b>	\$1,572,847	\$1,270,334	\$1,561,345	
<b>Gross Income per SqFt</b>	\$13.63	\$11.94	\$15.31	
<b>Estimated Expense</b>	\$534,283	\$469,424	\$493,490	
<b>Expense SqFt</b>	\$4.63	\$4.41	\$4.84	
<b>Net Operating Income</b>	\$1,038,564	\$800,910	\$1,067,855	
<b>Full Market Value</b>	\$6,754,000	\$3,448,000	\$7,207,000	
<b>Market Value per SqFt</b>	\$58.53	\$32.40	\$70.67	
<b>Distance from Cooperative in miles</b>		0.09	0.11	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05180-0022	4-05182-0044	4-05181-0028	
<b>Address</b>	42 KISSENA BOULEVARD	140 ASH AVENUE	142 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	96	126	106	
<b>Year Built</b>	1924	1950	1955	
<b>Gross SqFt</b>	94,139	104,000	106,415	
<b>Estimated Gross Income</b>	\$1,224,748	\$1,463,302	\$1,270,334	
<b>Gross Income per SqFt</b>	\$13.01	\$14.07	\$11.94	
<b>Estimated Expense</b>	\$469,754	\$577,822	\$469,424	
<b>Expense SqFt</b>	\$4.99	\$5.56	\$4.41	
<b>Net Operating Income</b>	\$754,994	\$885,480	\$800,910	
<b>Full Market Value</b>	\$4,487,000	\$4,966,000	\$3,448,000	
<b>Market Value per SqFt</b>	\$47.66	\$47.75	\$32.40	
<b>Distance from Cooperative in miles</b>		0.12	0.09	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05180-0043	4-04995-0024	4-05420-0011	
<b>Address</b>	42 UNION STREET	144 34 AVENUE	43 162 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP	
<b>Total Units</b>	28	14	18	
<b>Year Built</b>	1931	1976	1989	
<b>Gross SqFt</b>	29,621	10,032	17,600	
<b>Estimated Gross Income</b>	\$393,071	\$148,939	\$205,623	
<b>Gross Income per SqFt</b>	\$13.27	\$14.85	\$11.68	
<b>Estimated Expense</b>	\$162,323	\$54,945	\$96,470	
<b>Expense SqFt</b>	\$5.48	\$5.48	\$5.48	
<b>Net Operating Income</b>	\$230,748	\$93,994	\$109,153	
<b>Full Market Value</b>	\$1,487,000	\$629,000	\$670,000	
<b>Market Value per SqFt</b>	\$50.20	\$62.70	\$38.07	
<b>Distance from Cooperative in miles</b>		0.70	1.12	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05181-0001	4-05135-0017	4-05042-0066	
<b>Address</b>	142 FRANKLIN AVENUE	136 MAPLE AVENUE	133 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	73	72	89	
<b>Year Built</b>	1969	1957	1963	
<b>Gross SqFt</b>	71,058	72,303	74,007	
<b>Estimated Gross Income</b>	\$1,001,207	\$956,250	\$1,105,761	
<b>Gross Income per SqFt</b>	\$14.09	\$13.23	\$14.94	
<b>Estimated Expense</b>	\$444,113	\$454,630	\$458,482	
<b>Expense SqFt</b>	\$6.25	\$6.29	\$6.20	
<b>Net Operating Income</b>	\$557,094	\$501,620	\$647,279	
<b>Full Market Value</b>	\$3,664,000	\$2,166,000	\$3,497,000	
<b>Market Value per SqFt</b>	\$51.56	\$29.96	\$47.25	
<b>Distance from Cooperative in miles</b>		0.20	0.34	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05185-0043	4-05135-0017	4-05042-0066	4-05190-0014
<b>Address</b>	42 BOWNE STREET	136 MAPLE AVENUE	133 SANFORD AVENUE	42 PHLOX PLACE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	77	72	89	65
<b>Year Built</b>	1956	1957	1963	1930
<b>Gross SqFt</b>	73,239	72,303	74,007	62,954
<b>Estimated Gross Income</b>	\$987,262	\$956,250	\$1,105,761	\$848,316
<b>Gross Income per SqFt</b>	\$13.48	\$13.23	\$14.94	\$13.48
<b>Estimated Expense</b>	\$446,758	\$454,630	\$458,482	\$383,831
<b>Expense SqFt</b>	\$6.10	\$6.29	\$6.20	\$6.10
<b>Net Operating Income</b>	\$540,504	\$501,620	\$647,279	\$464,485
<b>Full Market Value</b>	\$3,502,000	\$2,166,000	\$3,497,000	\$3,009,000
<b>Market Value per SqFt</b>	\$47.82	\$29.96	\$47.25	\$47.80
<b>Distance from Cooperative in miles</b>		0.21	0.41	0.13

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05185-0054	4-05135-0017	4-05003-0028	
<b>Address</b>	140 BEECH AVENUE	136 MAPLE AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	101	72	84	
<b>Year Built</b>	1959	1957	1951	
<b>Gross SqFt</b>	81,923	72,303	75,300	
<b>Estimated Gross Income</b>	\$1,121,526	\$956,250	\$1,065,141	
<b>Gross Income per SqFt</b>	\$13.69	\$13.23	\$14.15	
<b>Estimated Expense</b>	\$500,550	\$454,630	\$445,905	
<b>Expense SqFt</b>	\$6.11	\$6.29	\$5.92	
<b>Net Operating Income</b>	\$620,976	\$501,620	\$619,236	
<b>Full Market Value</b>	\$4,044,000	\$2,166,000	\$4,077,000	
<b>Market Value per SqFt</b>	\$49.36	\$29.96	\$54.14	
<b>Distance from Cooperative in miles</b>		0.21	0.69	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05185-0077	4-05003-0028	4-05122-0022	
<b>Address</b>	140 BEECH AVENUE	144 35 AVENUE	134 MAPLE AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	101	84	64	
<b>Year Built</b>	1959	1951	1964	
<b>Gross SqFt</b>	81,120	75,300	63,325	
<b>Estimated Gross Income</b>	\$1,091,875	\$1,065,141	\$808,675	
<b>Gross Income per SqFt</b>	\$13.46	\$14.15	\$12.77	
<b>Estimated Expense</b>	\$434,803	\$445,905	\$303,339	
<b>Expense SqFt</b>	\$5.36	\$5.92	\$4.79	
<b>Net Operating Income</b>	\$657,072	\$619,236	\$505,336	
<b>Full Market Value</b>	\$4,255,000	\$4,077,000	\$3,212,000	
<b>Market Value per SqFt</b>	\$52.45	\$54.14	\$50.72	
<b>Distance from Cooperative in miles</b>		0.69	0.36	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05192-0001	4-05185-0017	4-05101-0061	
<b>Address</b>	44 KISSENA BOULEVARD	140 ASH AVENUE	132 MAPLE AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	168	142	180	
<b>Year Built</b>	1955	1939	1957	
<b>Gross SqFt</b>	197,569	151,056	161,520	
<b>Estimated Gross Income</b>	\$2,536,786	\$1,757,322	\$2,267,121	
<b>Gross Income per SqFt</b>	\$12.84	\$11.63	\$14.04	
<b>Estimated Expense</b>	\$1,039,213	\$670,447	\$982,292	
<b>Expense SqFt</b>	\$5.26	\$4.44	\$6.08	
<b>Net Operating Income</b>	\$1,497,573	\$1,086,875	\$1,284,829	
<b>Full Market Value</b>	\$9,538,000	\$4,102,000	\$8,441,000	
<b>Market Value per SqFt</b>	\$48.28	\$27.16	\$52.26	
<b>Distance from Cooperative in miles</b>		0.15	0.54	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05192-0055	4-05182-0044	4-05185-0017	
<b>Address</b>	43 UNION STREET	140 ASH AVENUE	140 ASH AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	141	126	142	
<b>Year Built</b>	1954	1950	1939	
<b>Gross SqFt</b>	135,353	104,000	151,056	
<b>Estimated Gross Income</b>	\$1,739,286	\$1,463,302	\$1,757,322	
<b>Gross Income per SqFt</b>	\$12.85	\$14.07	\$11.63	
<b>Estimated Expense</b>	\$676,765	\$577,822	\$670,447	
<b>Expense SqFt</b>	\$5.00	\$5.56	\$4.44	
<b>Net Operating Income</b>	\$1,062,521	\$885,480	\$1,086,875	
<b>Full Market Value</b>	\$6,631,000	\$4,966,000	\$4,102,000	
<b>Market Value per SqFt</b>	\$48.99	\$47.75	\$27.16	
<b>Distance from Cooperative in miles</b>		0.20	0.15	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05193-0001	4-05135-0017	4-05190-0014	
<b>Address</b>	43 UNION STREET	136 MAPLE AVENUE	42 PHLOX PLACE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	60	72	65	
<b>Year Built</b>	1954	1957	1930	
<b>Gross SqFt</b>	75,030	72,303	62,954	
<b>Estimated Gross Income</b>	\$1,002,401	\$956,250	\$848,316	
<b>Gross Income per SqFt</b>	\$13.36	\$13.23	\$13.48	
<b>Estimated Expense</b>	\$465,186	\$454,630	\$383,831	
<b>Expense SqFt</b>	\$6.20	\$6.29	\$6.10	
<b>Net Operating Income</b>	\$537,215	\$501,620	\$464,485	
<b>Full Market Value</b>	\$3,470,000	\$2,166,000	\$3,009,000	
<b>Market Value per SqFt</b>	\$46.25	\$29.96	\$47.80	
<b>Distance from Cooperative in miles</b>		0.33	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05193-0009	4-05101-0061	4-04995-0064	
<b>Address</b>	43 UNION STREET	132 MAPLE AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	156	180	120	
<b>Year Built</b>	1954	1957	1957	
<b>Gross SqFt</b>	146,735	161,520	137,300	
<b>Estimated Gross Income</b>	\$1,992,661	\$2,267,121	\$1,801,076	
<b>Gross Income per SqFt</b>	\$13.58	\$14.04	\$13.12	
<b>Estimated Expense</b>	\$812,912	\$982,292	\$685,309	
<b>Expense SqFt</b>	\$5.54	\$6.08	\$4.99	
<b>Net Operating Income</b>	\$1,179,749	\$1,284,829	\$1,115,767	
<b>Full Market Value</b>	\$7,663,000	\$8,441,000	\$5,505,000	
<b>Market Value per SqFt</b>	\$52.22	\$52.26	\$40.09	
<b>Distance from Cooperative in miles</b>		0.58	0.87	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05200-0039	4-05021-0031	4-05023-0001	
<b>Address</b>	140 HOLLY AVENUE	142 41 AVENUE	143 41 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	92	92	89	
<b>Year Built</b>	1960	1969	1963	
<b>Gross SqFt</b>	99,338	89,634	79,832	
<b>Estimated Gross Income</b>	\$1,420,533	\$1,272,425	\$1,149,766	
<b>Gross Income per SqFt</b>	\$14.30	\$14.20	\$14.40	
<b>Estimated Expense</b>	\$655,631	\$586,875	\$530,787	
<b>Expense SqFt</b>	\$6.60	\$6.55	\$6.65	
<b>Net Operating Income</b>	\$764,902	\$685,550	\$618,979	
<b>Full Market Value</b>	\$4,259,000	\$4,519,000	\$4,098,000	
<b>Market Value per SqFt</b>	\$42.87	\$50.42	\$51.33	
<b>Distance from Cooperative in miles</b>		0.65	0.65	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05260-0044	4-05292-0008	4-06077-0007	
<b>Address</b>	191 35 AVENUE	35 168 STREET	34 JORDAN STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	17	50	
<b>Year Built</b>	1932	1931	1931	
<b>Gross SqFt</b>	16,200	11,840	40,800	
<b>Estimated Gross Income</b>	\$208,494	\$144,329	\$552,389	
<b>Gross Income per SqFt</b>	\$12.87	\$12.19	\$13.54	
<b>Estimated Expense</b>	\$98,820	\$72,353	\$248,585	
<b>Expense SqFt</b>	\$6.10	\$6.11	\$6.09	
<b>Net Operating Income</b>	\$109,674	\$71,976	\$303,804	
<b>Full Market Value</b>	\$554,000	\$403,000	\$1,971,000	
<b>Market Value per SqFt</b>	\$34.20	\$34.04	\$48.31	
<b>Distance from Cooperative in miles</b>		0.38	0.10	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05291-0040	4-05282-0074	4-05293-0045	
<b>Address</b>	35 167 STREET	35 163 STREET	166 DEPOT ROAD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	18	18	16	
<b>Year Built</b>	1932	1930	1975	
<b>Gross SqFt</b>	18,654	17,595	13,549	
<b>Estimated Gross Income</b>	\$232,988	\$218,924	\$169,949	
<b>Gross Income per SqFt</b>	\$12.49	\$12.44	\$12.54	
<b>Estimated Expense</b>	\$107,447	\$94,385	\$83,280	
<b>Expense SqFt</b>	\$5.76	\$5.36	\$6.15	
<b>Net Operating Income</b>	\$125,541	\$124,539	\$86,669	
<b>Full Market Value</b>	\$638,000	\$695,000	\$547,000	
<b>Market Value per SqFt</b>	\$34.20	\$39.50	\$40.37	
<b>Distance from Cooperative in miles</b>		0.25	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05294-0022	4-05294-0013	4-05307-0024	
<b>Address</b>	167 CROCHERON AVENUE	36 167 STREET	189 CROCHERON AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	96	65	109	
<b>Year Built</b>	1938	1938	1956	
<b>Gross SqFt</b>	86,896	70,569	96,881	
<b>Estimated Gross Income</b>	\$1,180,917	\$961,431	\$1,313,416	
<b>Gross Income per SqFt</b>	\$13.59	\$13.62	\$13.56	
<b>Estimated Expense</b>	\$481,404	\$342,860	\$602,133	
<b>Expense SqFt</b>	\$5.54	\$4.86	\$6.22	
<b>Net Operating Income</b>	\$699,513	\$618,571	\$711,283	
<b>Full Market Value</b>	\$2,819,000	\$2,977,000	\$4,150,000	
<b>Market Value per SqFt</b>	\$32.44	\$42.19	\$42.84	
<b>Distance from Cooperative in miles</b>		0.00	0.31	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05299-0055	4-05292-0001	4-05292-0004	
<b>Address</b>	171 CROCHERON AVENUE	168 CROCHERON AVENUE	168 CROCHERON AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	12	16	16	
<b>Year Built</b>	1949	1931	1931	
<b>Gross SqFt</b>	13,650	12,580	12,580	
<b>Estimated Gross Income</b>	\$166,394	\$153,350	\$153,350	
<b>Gross Income per SqFt</b>	\$12.19	\$12.19	\$12.19	
<b>Estimated Expense</b>	\$83,402	\$76,902	\$76,895	
<b>Expense SqFt</b>	\$6.11	\$6.11	\$6.11	
<b>Net Operating Income</b>	\$82,992	\$76,448	\$76,455	
<b>Full Market Value</b>	\$518,000	\$287,000	\$346,000	
<b>Market Value per SqFt</b>	\$37.95	\$22.81	\$27.50	
<b>Distance from Cooperative in miles</b>		0.15	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05300-0001	4-05292-0004	4-05282-0074	
<b>Address</b>	35 172 STREET	168 CROCHERON AVENUE	35 163 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	16	18	
<b>Year Built</b>	1949	1931	1930	
<b>Gross SqFt</b>	16,139	12,580	17,595	
<b>Estimated Gross Income</b>	\$198,832	\$153,350	\$218,924	
<b>Gross Income per SqFt</b>	\$12.32	\$12.19	\$12.44	
<b>Estimated Expense</b>	\$92,638	\$76,895	\$94,385	
<b>Expense SqFt</b>	\$5.74	\$6.11	\$5.36	
<b>Net Operating Income</b>	\$106,194	\$76,455	\$124,539	
<b>Full Market Value</b>	\$666,000	\$346,000	\$695,000	
<b>Market Value per SqFt</b>	\$41.27	\$27.50	\$39.50	
<b>Distance from Cooperative in miles</b>		0.20	0.49	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05300-0022	4-05292-0004	4-05282-0074	
<b>Address</b>	172 35 AVENUE	168 CROCHERON AVENUE	35 163 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	16	18	
<b>Year Built</b>	1949	1931	1930	
<b>Gross SqFt</b>	15,419	12,580	17,595	
<b>Estimated Gross Income</b>	\$189,962	\$153,350	\$218,924	
<b>Gross Income per SqFt</b>	\$12.32	\$12.19	\$12.44	
<b>Estimated Expense</b>	\$88,505	\$76,895	\$94,385	
<b>Expense SqFt</b>	\$5.74	\$6.11	\$5.36	
<b>Net Operating Income</b>	\$101,457	\$76,455	\$124,539	
<b>Full Market Value</b>	\$636,000	\$346,000	\$695,000	
<b>Market Value per SqFt</b>	\$41.25	\$27.50	\$39.50	
<b>Distance from Cooperative in miles</b>		0.20	0.49	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05301-0017	4-05293-0045	4-05331-0008	
<b>Address</b>	36 170 STREET	166 DEPOT ROAD	158 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	16	21	
<b>Year Built</b>	1951	1975	1927	
<b>Gross SqFt</b>	16,229	13,549	14,604	
<b>Estimated Gross Income</b>	\$203,836	\$169,949	\$183,600	
<b>Gross Income per SqFt</b>	\$12.56	\$12.54	\$12.57	
<b>Estimated Expense</b>	\$101,918	\$83,280	\$93,672	
<b>Expense SqFt</b>	\$6.28	\$6.15	\$6.41	
<b>Net Operating Income</b>	\$101,918	\$86,669	\$89,928	
<b>Full Market Value</b>	\$644,000	\$547,000	\$520,000	
<b>Market Value per SqFt</b>	\$39.68	\$40.37	\$35.61	
<b>Distance from Cooperative in miles</b>		0.20	0.60	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05301-0033	4-05053-0021	4-05186-0046	
<b>Address</b>	170 CROCHERON AVENUE	147 SANFORD AVENUE	42 BOWNE STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	49	63	55	
<b>Year Built</b>	1951	1960	1916	
<b>Gross SqFt</b>	40,408	56,651	44,800	
<b>Estimated Gross Income</b>	\$515,606	\$737,023	\$560,463	
<b>Gross Income per SqFt</b>	\$12.76	\$13.01	\$12.51	
<b>Estimated Expense</b>	\$204,060	\$265,327	\$242,926	
<b>Expense SqFt</b>	\$5.05	\$4.68	\$5.42	
<b>Net Operating Income</b>	\$311,546	\$471,696	\$317,537	
<b>Full Market Value</b>	\$1,319,000	\$3,019,000	\$1,827,000	
<b>Market Value per SqFt</b>	\$32.64	\$53.29	\$40.78	
<b>Distance from Cooperative in miles</b>		1.09	1.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05302-0083	4-05391-0023	4-05295-0019	4-05295-0050
<b>Address</b>	36 171 STREET	160 SANFORD AVENUE	36 169 STREET	168 CROCHERON AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	11	12	16	16
<b>Year Built</b>	1950	1926	1976	1928
<b>Gross SqFt</b>	11,193	11,483	12,098	12,580
<b>Estimated Gross Income</b>	\$125,809	\$120,578	\$135,948	\$144,280
<b>Gross Income per SqFt</b>	\$11.24	\$10.50	\$11.24	\$11.47
<b>Estimated Expense</b>	\$57,084	\$62,893	\$61,728	\$74,048
<b>Expense SqFt</b>	\$5.10	\$5.48	\$5.10	\$5.89
<b>Net Operating Income</b>	\$68,725	\$57,685	\$74,220	\$70,232
<b>Full Market Value</b>	\$416,000	\$339,000	\$449,000	\$428,000
<b>Market Value per SqFt</b>	\$37.17	\$29.52	\$37.11	\$34.02
<b>Distance from Cooperative in miles</b>		0.59	0.15	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05302-0097	4-05292-0008	4-05430-0048	
<b>Address</b>	36 171 STREET	35 168 STREET	45 PARSONS BOULEVARD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	16	17	20	
<b>Year Built</b>	1952	1931	1927	
<b>Gross SqFt</b>	14,580	11,840	15,600	
<b>Estimated Gross Income</b>	\$177,584	\$144,329	\$189,751	
<b>Gross Income per SqFt</b>	\$12.18	\$12.19	\$12.16	
<b>Estimated Expense</b>	\$85,585	\$72,353	\$87,607	
<b>Expense SqFt</b>	\$5.87	\$6.11	\$5.62	
<b>Net Operating Income</b>	\$91,999	\$71,976	\$102,144	
<b>Full Market Value</b>	\$574,000	\$403,000	\$632,000	
<b>Market Value per SqFt</b>	\$39.37	\$34.04	\$40.51	
<b>Distance from Cooperative in miles</b>		0.18	1.11	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05302-0117	4-05357-0001	4-05295-0030	
<b>Address</b>	36 172 STREET	192 42 AVENUE	36 168 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	22	26	16	
<b>Year Built</b>	1951	1950	1928	
<b>Gross SqFt</b>	12,995	19,489	12,580	
<b>Estimated Gross Income</b>	\$181,150	\$339,985	\$131,256	
<b>Gross Income per SqFt</b>	\$13.94	\$17.44	\$10.43	
<b>Estimated Expense</b>	\$90,965	\$159,410	\$73,170	
<b>Expense SqFt</b>	\$7.00	\$8.18	\$5.82	
<b>Net Operating Income</b>	\$90,185	\$180,575	\$58,086	
<b>Full Market Value</b>	\$591,000	\$1,264,000	\$317,000	
<b>Market Value per SqFt</b>	\$45.48	\$64.86	\$25.20	
<b>Distance from Cooperative in miles</b>		0.32	0.15	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05303-0144	4-05295-0047	4-05423-0028	
<b>Address</b>	36 172 STREET	36 168 STREET	43 165 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	18	16	16	
<b>Year Built</b>	1951	1928	1927	
<b>Gross SqFt</b>	10,805	12,580	13,281	
<b>Estimated Gross Income</b>	\$145,651	\$146,310	\$203,604	
<b>Gross Income per SqFt</b>	\$13.48	\$11.63	\$15.33	
<b>Estimated Expense</b>	\$74,014	\$75,218	\$102,376	
<b>Expense SqFt</b>	\$6.85	\$5.98	\$7.71	
<b>Net Operating Income</b>	\$71,637	\$71,092	\$101,228	
<b>Full Market Value</b>	\$464,000	\$432,000	\$684,000	
<b>Market Value per SqFt</b>	\$42.94	\$34.34	\$51.50	
<b>Distance from Cooperative in miles</b>		0.20	0.51	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05303-0165	4-05292-0044	4-05309-0003	
<b>Address</b>	17202 CROCHERON AVENUE	35 169 STREET	36 191 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	24	24	36	
<b>Year Built</b>	1949	1925	1952	
<b>Gross SqFt</b>	18,225	22,500	28,432	
<b>Estimated Gross Income</b>	\$245,673	\$278,500	\$414,671	
<b>Gross Income per SqFt</b>	\$13.48	\$12.38	\$14.58	
<b>Estimated Expense</b>	\$127,028	\$142,050	\$216,527	
<b>Expense SqFt</b>	\$6.97	\$6.31	\$7.62	
<b>Net Operating Income</b>	\$118,645	\$136,450	\$198,144	
<b>Full Market Value</b>	\$769,000	\$857,000	\$1,179,000	
<b>Market Value per SqFt</b>	\$42.19	\$38.09	\$41.47	
<b>Distance from Cooperative in miles</b>		0.21	0.18	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05306-0001	4-05309-0003	4-05292-0001	
<b>Address</b>	191 CROCHERON AVENUE	36 191 STREET	168 CROCHERON AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	24	36	16	
<b>Year Built</b>	1949	1952	1931	
<b>Gross SqFt</b>	19,792	28,432	12,580	
<b>Estimated Gross Income</b>	\$265,015	\$414,671	\$153,350	
<b>Gross Income per SqFt</b>	\$13.39	\$14.58	\$12.19	
<b>Estimated Expense</b>	\$135,971	\$216,527	\$76,902	
<b>Expense SqFt</b>	\$6.87	\$7.62	\$6.11	
<b>Net Operating Income</b>	\$129,044	\$198,144	\$76,448	
<b>Full Market Value</b>	\$834,000	\$1,179,000	\$287,000	
<b>Market Value per SqFt</b>	\$42.14	\$41.47	\$22.81	
<b>Distance from Cooperative in miles</b>		0.06	0.35	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05310-0001	4-05309-0003	4-05292-0044	
<b>Address</b>	189 39 AVENUE	36 191 STREET	35 169 STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	36	36	24	
<b>Year Built</b>	1952	1952	1925	
<b>Gross SqFt</b>	26,655	28,432	22,500	
<b>Estimated Gross Income</b>	\$359,309	\$414,671	\$278,500	
<b>Gross Income per SqFt</b>	\$13.48	\$14.58	\$12.38	
<b>Estimated Expense</b>	\$185,785	\$216,527	\$142,050	
<b>Expense SqFt</b>	\$6.97	\$7.62	\$6.31	
<b>Net Operating Income</b>	\$173,524	\$198,144	\$136,450	
<b>Full Market Value</b>	\$1,124,000	\$1,179,000	\$857,000	
<b>Market Value per SqFt</b>	\$42.17	\$41.47	\$38.09	
<b>Distance from Cooperative in miles</b>		0.13	0.28	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05311-0001	4-05309-0003	4-05293-0045	
<b>Address</b>	190 39 AVENUE	36 191 STREET	166 DEPOT ROAD	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	36	16	
<b>Year Built</b>	1952	1952	1975	
<b>Gross SqFt</b>	26,933	28,432	13,549	
<b>Estimated Gross Income</b>	\$365,211	\$414,671	\$169,949	
<b>Gross Income per SqFt</b>	\$13.56	\$14.58	\$12.54	
<b>Estimated Expense</b>	\$185,568	\$216,527	\$83,280	
<b>Expense SqFt</b>	\$6.89	\$7.62	\$6.15	
<b>Net Operating Income</b>	\$179,643	\$198,144	\$86,669	
<b>Full Market Value</b>	\$1,166,000	\$1,179,000	\$547,000	
<b>Market Value per SqFt</b>	\$43.29	\$41.47	\$40.37	
<b>Distance from Cooperative in miles</b>		0.08	0.42	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05312-0001	4-05309-0003	4-06227-0330	
<b>Address</b>	37 191 STREET	36 191 STREET	212 42 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	20	36	32	
<b>Year Built</b>	1950	1952	1960	
<b>Gross SqFt</b>	25,650	28,432	28,328	
<b>Estimated Gross Income</b>	\$343,454	\$414,671	\$345,556	
<b>Gross Income per SqFt</b>	\$13.39	\$14.58	\$12.20	
<b>Estimated Expense</b>	\$178,011	\$216,527	\$177,061	
<b>Expense SqFt</b>	\$6.94	\$7.62	\$6.25	
<b>Net Operating Income</b>	\$165,443	\$198,144	\$168,495	
<b>Full Market Value</b>	\$1,070,000	\$1,179,000	\$1,053,000	
<b>Market Value per SqFt</b>	\$41.72	\$41.47	\$37.17	
<b>Distance from Cooperative in miles</b>		0.06	0.91	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05314-0003	4-05309-0003	4-05331-0008	
<b>Address</b>	192 37 AVENUE	36 191 STREET	158 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	22	36	21	
<b>Year Built</b>	1950	1952	1927	
<b>Gross SqFt</b>	19,270	28,432	14,604	
<b>Estimated Gross Income</b>	\$261,687	\$414,671	\$183,600	
<b>Gross Income per SqFt</b>	\$13.58	\$14.58	\$12.57	
<b>Estimated Expense</b>	\$135,275	\$216,527	\$93,672	
<b>Expense SqFt</b>	\$7.02	\$7.62	\$6.41	
<b>Net Operating Income</b>	\$126,412	\$198,144	\$89,928	
<b>Full Market Value</b>	\$821,000	\$1,179,000	\$520,000	
<b>Market Value per SqFt</b>	\$42.61	\$41.47	\$35.61	
<b>Distance from Cooperative in miles</b>		0.05	0.92	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05315-0001	4-05355-0005	4-05310-0021	
<b>Address</b>	193 37 AVENUE	40 190 STREET	189 37 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	11	16	16	
<b>Year Built</b>	1951	1926	1932	
<b>Gross SqFt</b>	10,612	10,838	17,850	
<b>Estimated Gross Income</b>	\$160,453	\$192,725	\$222,465	
<b>Gross Income per SqFt</b>	\$15.12	\$17.78	\$12.46	
<b>Estimated Expense</b>	\$76,406	\$79,699	\$125,649	
<b>Expense SqFt</b>	\$7.20	\$7.35	\$7.04	
<b>Net Operating Income</b>	\$84,047	\$113,026	\$96,816	
<b>Full Market Value</b>	\$546,000	\$795,000	\$609,000	
<b>Market Value per SqFt</b>	\$51.45	\$73.35	\$34.12	
<b>Distance from Cooperative in miles</b>		0.25	0.22	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05321-0001	4-05357-0001	4-05389-0027	
<b>Address</b>	195 39 AVENUE	192 42 AVENUE	158 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	11	26	21	
<b>Year Built</b>	1950	1950	1926	
<b>Gross SqFt</b>	10,178	19,489	12,990	
<b>Estimated Gross Income</b>	\$154,298	\$339,985	\$167,301	
<b>Gross Income per SqFt</b>	\$15.16	\$17.44	\$12.88	
<b>Estimated Expense</b>	\$72,773	\$159,410	\$79,364	
<b>Expense SqFt</b>	\$7.15	\$8.18	\$6.11	
<b>Net Operating Income</b>	\$81,525	\$180,575	\$87,937	
<b>Full Market Value</b>	\$522,000	\$1,264,000	\$561,000	
<b>Market Value per SqFt</b>	\$51.29	\$64.86	\$43.19	
<b>Distance from Cooperative in miles</b>		0.22	1.11	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05325-0065	4-06277-0050	4-06281-0001	4-06227-0338
<b>Address</b>	192 39 AVENUE	42 212 STREET	210 43 AVENUE	211 42 AVENUE
<b>Neighborhood</b>	FLUSHING-NORTH	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	96	84	63	54
<b>Year Built</b>	1950	1951	1951	1951
<b>Gross SqFt</b>	71,570	61,968	46,476	44,928
<b>Estimated Gross Income</b>	\$1,176,611	\$1,048,726	\$763,906	\$654,594
<b>Gross Income per SqFt</b>	\$16.44	\$16.92	\$16.44	\$14.57
<b>Estimated Expense</b>	\$538,922	\$430,883	\$349,757	\$313,009
<b>Expense SqFt</b>	\$7.53	\$6.95	\$7.53	\$6.97
<b>Net Operating Income</b>	\$637,689	\$617,843	\$414,149	\$341,585
<b>Full Market Value</b>	\$4,392,000	\$4,288,000	\$2,852,000	\$2,270,000
<b>Market Value per SqFt</b>	\$61.37	\$69.20	\$61.37	\$50.53
<b>Distance from Cooperative in miles</b>		0.75	0.79	0.77

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05328-0015	4-05053-0021	4-05048-0025	
<b>Address</b>	155 SANFORD AVENUE	147 SANFORD AVENUE	143 41 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	36	63	54	
<b>Year Built</b>	1928	1960	1935	
<b>Gross SqFt</b>	30,340	56,651	56,000	
<b>Estimated Gross Income</b>	\$385,925	\$737,023	\$695,716	
<b>Gross Income per SqFt</b>	\$12.72	\$13.01	\$12.42	
<b>Estimated Expense</b>	\$137,137	\$265,327	\$244,328	
<b>Expense SqFt</b>	\$4.52	\$4.68	\$4.36	
<b>Net Operating Income</b>	\$248,788	\$471,696	\$451,388	
<b>Full Market Value</b>	\$1,579,000	\$3,019,000	\$2,840,000	
<b>Market Value per SqFt</b>	\$52.04	\$53.29	\$50.71	
<b>Distance from Cooperative in miles</b>		0.30	0.63	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05374-0016	4-05182-0044	4-05181-0028	
<b>Address</b>	144 SANFORD AVENUE	140 ASH AVENUE	142 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	119	126	106	
<b>Year Built</b>	1960	1950	1955	
<b>Gross SqFt</b>	118,992	104,000	106,415	
<b>Estimated Gross Income</b>	\$1,548,086	\$1,463,302	\$1,270,334	
<b>Gross Income per SqFt</b>	\$13.01	\$14.07	\$11.94	
<b>Estimated Expense</b>	\$593,770	\$577,822	\$469,424	
<b>Expense SqFt</b>	\$4.99	\$5.56	\$4.41	
<b>Net Operating Income</b>	\$954,316	\$885,480	\$800,910	
<b>Full Market Value</b>	\$5,775,000	\$4,966,000	\$3,448,000	
<b>Market Value per SqFt</b>	\$48.53	\$47.75	\$32.40	
<b>Distance from Cooperative in miles</b>		0.31	0.29	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05374-0023	4-05190-0014	4-05186-0046	
<b>Address</b>	144 SANFORD AVENUE	42 PHLOX PLACE	42 BOWNE STREET	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	54	65	55	
<b>Year Built</b>	1928	1930	1916	
<b>Gross SqFt</b>	54,491	62,954	44,800	
<b>Estimated Gross Income</b>	\$708,383	\$848,316	\$560,463	
<b>Gross Income per SqFt</b>	\$13.00	\$13.48	\$12.51	
<b>Estimated Expense</b>	\$313,868	\$383,831	\$242,926	
<b>Expense SqFt</b>	\$5.76	\$6.10	\$5.42	
<b>Net Operating Income</b>	\$394,515	\$464,485	\$317,537	
<b>Full Market Value</b>	\$2,214,000	\$3,009,000	\$1,827,000	
<b>Market Value per SqFt</b>	\$40.63	\$47.80	\$40.78	
<b>Distance from Cooperative in miles</b>		0.21	0.32	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05374-0027	4-04995-0064	4-05181-0028	
<b>Address</b>	144 SANFORD AVENUE	144 35 AVENUE	142 SANFORD AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	180	120	106	
<b>Year Built</b>	1952	1957	1955	
<b>Gross SqFt</b>	173,358	137,300	106,415	
<b>Estimated Gross Income</b>	\$2,172,176	\$1,801,076	\$1,270,334	
<b>Gross Income per SqFt</b>	\$12.53	\$13.12	\$11.94	
<b>Estimated Expense</b>	\$814,783	\$685,309	\$469,424	
<b>Expense SqFt</b>	\$4.70	\$4.99	\$4.41	
<b>Net Operating Income</b>	\$1,357,393	\$1,115,767	\$800,910	
<b>Full Market Value</b>	\$8,570,000	\$5,505,000	\$3,448,000	
<b>Market Value per SqFt</b>	\$49.44	\$40.09	\$32.40	
<b>Distance from Cooperative in miles</b>		0.56	0.29	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05374-0038	4-05190-0014	4-05135-0017	
<b>Address</b>	144 SANFORD AVENUE	42 PHLOX PLACE	136 MAPLE AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	94	65	72	
<b>Year Built</b>	1937	1930	1957	
<b>Gross SqFt</b>	106,117	62,954	72,303	
<b>Estimated Gross Income</b>	\$1,417,723	\$848,316	\$956,250	
<b>Gross Income per SqFt</b>	\$13.36	\$13.48	\$13.23	
<b>Estimated Expense</b>	\$657,925	\$383,831	\$454,630	
<b>Expense SqFt</b>	\$6.20	\$6.10	\$6.29	
<b>Net Operating Income</b>	\$759,798	\$464,485	\$501,620	
<b>Full Market Value</b>	\$4,908,000	\$3,009,000	\$2,166,000	
<b>Market Value per SqFt</b>	\$46.25	\$47.80	\$29.96	
<b>Distance from Cooperative in miles</b>		0.21	0.48	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05378-0041	4-05186-0046	4-05048-0025	
<b>Address</b>	147 BEECH AVENUE	42 BOWNE STREET	143 41 AVENUE	
<b>Neighborhood</b>	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	40	55	54	
<b>Year Built</b>	1928	1916	1935	
<b>Gross SqFt</b>	35,875	44,800	56,000	
<b>Estimated Gross Income</b>	\$447,361	\$560,463	\$695,716	
<b>Gross Income per SqFt</b>	\$12.47	\$12.51	\$12.42	
<b>Estimated Expense</b>	\$175,429	\$242,926	\$244,328	
<b>Expense SqFt</b>	\$4.89	\$5.42	\$4.36	
<b>Net Operating Income</b>	\$271,932	\$317,537	\$451,388	
<b>Full Market Value</b>	\$1,714,000	\$1,827,000	\$2,840,000	
<b>Market Value per SqFt</b>	\$47.78	\$40.78	\$50.71	
<b>Distance from Cooperative in miles</b>		0.42	0.37	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05730-0001	4-06277-0050	4-06258-0016	
<b>Address</b>	164 WILLETS POINT BOULEVA	42 212 STREET	42 201 STREET	
<b>Neighborhood</b>	WHITESTONE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	88	84	54	
<b>Year Built</b>	1952	1951	1950	
<b>Gross SqFt</b>	76,088	61,968	44,100	
<b>Estimated Gross Income</b>	\$1,291,213	\$1,048,726	\$750,608	
<b>Gross Income per SqFt</b>	\$16.97	\$16.92	\$17.02	
<b>Estimated Expense</b>	\$503,703	\$430,883	\$277,233	
<b>Expense SqFt</b>	\$6.62	\$6.95	\$6.29	
<b>Net Operating Income</b>	\$787,510	\$617,843	\$473,375	
<b>Full Market Value</b>	\$5,471,000	\$4,288,000	\$3,291,000	
<b>Market Value per SqFt</b>	\$71.90	\$69.20	\$74.63	
<b>Distance from Cooperative in miles</b>		2.00	1.87	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05740-0139	4-06277-0002		
<b>Address</b>	163 17 AVENUE	42 CORPORAL KENNEDY STREE		
<b>Neighborhood</b>	WHITESTONE	BAYSIDE		
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP		
<b>Total Units</b>	240	219		
<b>Year Built</b>	1951	1951		
<b>Gross SqFt</b>	229,508	208,345		
<b>Estimated Gross Income</b>	\$2,969,834	\$2,696,230		
<b>Gross Income per SqFt</b>	\$12.94	\$12.94		
<b>Estimated Expense</b>	\$1,172,786	\$1,064,719		
<b>Expense SqFt</b>	\$5.11	\$5.11		
<b>Net Operating Income</b>	\$1,797,048	\$1,631,511		
<b>Full Market Value</b>	\$11,475,000	\$10,418,000		
<b>Market Value per SqFt</b>	\$50.00	\$50.00		
<b>Distance from Cooperative in miles</b>		1.96		

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05750-0006	4-06077-0007	4-06277-0002	4-06021-0029
<b>Address</b>	166 17 ROAD	34 JORDAN STREET	42 CORPORAL KENNEDY STREE	198 JORDAN STREET
<b>Neighborhood</b>	WHITESTONE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	192	50	219	42
<b>Year Built</b>	1951	1931	1951	1924
<b>Gross SqFt</b>	169,702	40,800	208,345	36,000
<b>Estimated Gross Income</b>	\$2,195,944	\$552,389	\$2,696,230	\$463,427
<b>Gross Income per SqFt</b>	\$12.94	\$13.54	\$12.94	\$12.87
<b>Estimated Expense</b>	\$867,177	\$248,585	\$1,064,719	\$215,754
<b>Expense SqFt</b>	\$5.11	\$6.09	\$5.11	\$5.99
<b>Net Operating Income</b>	\$1,328,767	\$303,804	\$1,631,511	\$247,673
<b>Full Market Value</b>	\$8,485,000	\$1,971,000	\$10,418,000	\$1,579,000
<b>Market Value per SqFt</b>	\$50.00	\$48.31	\$50.00	\$43.86
<b>Distance from Cooperative in miles</b>		1.14	1.79	0.82

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05775-0023	4-05016-0011	4-04995-0073	
<b>Address</b>	15 202 STREET	37 147 STREET	144 35 AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	67	95	86	
<b>Year Built</b>	1960	1962	1969	
<b>Gross SqFt</b>	78,323	80,173	79,290	
<b>Estimated Gross Income</b>	\$1,292,330	\$1,289,684	\$1,341,063	
<b>Gross Income per SqFt</b>	\$16.50	\$16.09	\$16.91	
<b>Estimated Expense</b>	\$476,987	\$522,290	\$448,558	
<b>Expense SqFt</b>	\$6.09	\$6.51	\$5.66	
<b>Net Operating Income</b>	\$815,343	\$767,394	\$892,505	
<b>Full Market Value</b>	\$5,623,000	\$5,256,000	\$6,195,000	
<b>Market Value per SqFt</b>	\$71.79	\$65.56	\$78.13	
<b>Distance from Cooperative in miles</b>		2.00	2.06	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05778-0001	4-06024-0017	4-06227-0338	
<b>Address</b>	199 16 AVENUE	198 32 AVENUE	211 42 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	80	46	54	
<b>Year Built</b>	1955	1931	1951	
<b>Gross SqFt</b>	72,116	36,000	44,928	
<b>Estimated Gross Income</b>	\$1,042,076	\$515,585	\$654,594	
<b>Gross Income per SqFt</b>	\$14.45	\$14.32	\$14.57	
<b>Estimated Expense</b>	\$512,024	\$260,031	\$313,009	
<b>Expense SqFt</b>	\$7.10	\$7.22	\$6.97	
<b>Net Operating Income</b>	\$530,052	\$255,554	\$341,585	
<b>Full Market Value</b>	\$3,514,000	\$1,689,000	\$2,270,000	
<b>Market Value per SqFt</b>	\$48.73	\$46.92	\$50.53	
<b>Distance from Cooperative in miles</b>		1.01	1.79	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05781-0001	4-06077-0007	4-06024-0017	
<b>Address</b>	199 17 AVENUE	34 JORDAN STREET	198 32 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	152	50	46	
<b>Year Built</b>	1952	1931	1931	
<b>Gross SqFt</b>	123,031	40,800	36,000	
<b>Estimated Gross Income</b>	\$1,713,822	\$552,389	\$515,585	
<b>Gross Income per SqFt</b>	\$13.93	\$13.54	\$14.32	
<b>Estimated Expense</b>	\$819,386	\$248,585	\$260,031	
<b>Expense SqFt</b>	\$6.66	\$6.09	\$7.22	
<b>Net Operating Income</b>	\$894,436	\$303,804	\$255,554	
<b>Full Market Value</b>	\$5,861,000	\$1,971,000	\$1,689,000	
<b>Market Value per SqFt</b>	\$47.64	\$48.31	\$46.92	
<b>Distance from Cooperative in miles</b>		1.14	0.88	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05784-0001	4-06277-0002		
<b>Address</b>	199 19 AVENUE	42 CORPORAL KENNEDY STREE		
<b>Neighborhood</b>	BAYSIDE	BAYSIDE		
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP		
<b>Total Units</b>	164	219		
<b>Year Built</b>	1952	1951		
<b>Gross SqFt</b>	143,536	208,345		
<b>Estimated Gross Income</b>	\$1,857,356	\$2,696,230		
<b>Gross Income per SqFt</b>	\$12.94	\$12.94		
<b>Estimated Expense</b>	\$733,469	\$1,064,719		
<b>Expense SqFt</b>	\$5.11	\$5.11		
<b>Net Operating Income</b>	\$1,123,887	\$1,631,511		
<b>Full Market Value</b>	\$7,177,000	\$10,418,000		
<b>Market Value per SqFt</b>	\$50.00	\$50.00		
<b>Distance from Cooperative in miles</b>		1.61		

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05787-0001	4-06703-0002	4-01471-0012	
<b>Address</b>	199 21 AVENUE	150 73 AVENUE	37 84 STREET	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-SOUTH	JACKSON HEIGHTS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	212	144	204	
<b>Year Built</b>	1951	1950	1926	
<b>Gross SqFt</b>	180,608	116,784	180,804	
<b>Estimated Gross Income</b>	\$2,635,071	\$1,738,176	\$2,585,921	
<b>Gross Income per SqFt</b>	\$14.59	\$14.88	\$14.30	
<b>Estimated Expense</b>	\$1,275,092	\$798,583	\$1,314,556	
<b>Expense SqFt</b>	\$7.06	\$6.84	\$7.27	
<b>Net Operating Income</b>	\$1,359,979	\$939,593	\$1,271,365	
<b>Full Market Value</b>	\$9,044,000	\$6,287,000	\$8,125,000	
<b>Market Value per SqFt</b>	\$50.08	\$53.83	\$44.94	
<b>Distance from Cooperative in miles</b>		3.80	5.17	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05857-0002	4-06227-0338	4-06281-0001	
<b>Address</b>	13 BELL BOULEVARD	211 42 AVENUE	210 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	136	54	63	
<b>Year Built</b>	1954	1951	1951	
<b>Gross SqFt</b>	120,175	44,928	46,476	
<b>Estimated Gross Income</b>	\$1,863,914	\$654,594	\$763,906	
<b>Gross Income per SqFt</b>	\$15.51	\$14.57	\$16.44	
<b>Estimated Expense</b>	\$871,269	\$313,009	\$349,757	
<b>Expense SqFt</b>	\$7.25	\$6.97	\$7.53	
<b>Net Operating Income</b>	\$992,645	\$341,585	\$414,149	
<b>Full Market Value</b>	\$6,389,000	\$2,270,000	\$2,852,000	
<b>Market Value per SqFt</b>	\$53.16	\$50.53	\$61.37	
<b>Distance from Cooperative in miles</b>		1.67	1.85	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05857-0050	4-06277-0050	4-06277-0002	4-06227-0330
<b>Address</b>	15 BELL BOULEVARD	42 212 STREET	42 CORPORAL KENNEDY STREE	212 42 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	168	84	219	32
<b>Year Built</b>	1954	1951	1951	1960
<b>Gross SqFt</b>	168,690	61,968	208,345	28,328
<b>Estimated Gross Income</b>	\$2,182,849	\$1,048,726	\$2,696,230	\$345,556
<b>Gross Income per SqFt</b>	\$12.94	\$16.92	\$12.94	\$12.20
<b>Estimated Expense</b>	\$862,006	\$430,883	\$1,064,719	\$177,061
<b>Expense SqFt</b>	\$5.11	\$6.95	\$5.11	\$6.25
<b>Net Operating Income</b>	\$1,320,843	\$617,843	\$1,631,511	\$168,495
<b>Full Market Value</b>	\$8,435,000	\$4,288,000	\$10,418,000	\$1,053,000
<b>Market Value per SqFt</b>	\$50.00	\$69.20	\$50.00	\$37.17
<b>Distance from Cooperative in miles</b>		1.76	1.76	1.67

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05857-0110	4-06227-0338	4-06281-0001	4-06024-0017
<b>Address</b>	212 16 AVENUE	211 42 AVENUE	210 43 AVENUE	198 32 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	60	54	63	46
<b>Year Built</b>	1956	1951	1951	1931
<b>Gross SqFt</b>	60,812	44,928	46,476	36,000
<b>Estimated Gross Income</b>	\$886,031	\$654,594	\$763,906	\$515,585
<b>Gross Income per SqFt</b>	\$14.57	\$14.57	\$16.44	\$14.32
<b>Estimated Expense</b>	\$423,860	\$313,009	\$349,757	\$260,031
<b>Expense SqFt</b>	\$6.97	\$6.97	\$7.53	\$7.22
<b>Net Operating Income</b>	\$462,171	\$341,585	\$414,149	\$255,554
<b>Full Market Value</b>	\$3,072,000	\$2,270,000	\$2,852,000	\$1,689,000
<b>Market Value per SqFt</b>	\$50.52	\$50.53	\$61.37	\$46.92
<b>Distance from Cooperative in miles</b>		1.67	1.85	1.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05863-0002	4-06227-0338	4-06281-0001	4-06024-0017
<b>Address</b>	13 212 STREET	211 42 AVENUE	210 43 AVENUE	198 32 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	84	54	63	46
<b>Year Built</b>	1954	1951	1951	1931
<b>Gross SqFt</b>	80,740	44,928	46,476	36,000
<b>Estimated Gross Income</b>	\$1,176,382	\$654,594	\$763,906	\$515,585
<b>Gross Income per SqFt</b>	\$14.57	\$14.57	\$16.44	\$14.32
<b>Estimated Expense</b>	\$562,758	\$313,009	\$349,757	\$260,031
<b>Expense SqFt</b>	\$6.97	\$6.97	\$7.53	\$7.22
<b>Net Operating Income</b>	\$613,624	\$341,585	\$414,149	\$255,554
<b>Full Market Value</b>	\$4,079,000	\$2,270,000	\$2,852,000	\$1,689,000
<b>Market Value per SqFt</b>	\$50.52	\$50.53	\$61.37	\$46.92
<b>Distance from Cooperative in miles</b>		1.47	1.65	1.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05863-0035	4-06280-0001	4-06227-0338	4-06281-0001
<b>Address</b>	14 212 STREET	209 43 AVENUE	211 42 AVENUE	210 43 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	32	42	54	63
<b>Year Built</b>	1958	1949	1951	1951
<b>Gross SqFt</b>	32,155	30,934	44,928	46,476
<b>Estimated Gross Income</b>	\$528,628	\$516,849	\$654,594	\$763,906
<b>Gross Income per SqFt</b>	\$16.44	\$16.71	\$14.57	\$16.44
<b>Estimated Expense</b>	\$242,127	\$227,578	\$313,009	\$349,757
<b>Expense SqFt</b>	\$7.53	\$7.36	\$6.97	\$7.53
<b>Net Operating Income</b>	\$286,501	\$289,271	\$341,585	\$414,149
<b>Full Market Value</b>	\$1,706,000	\$2,001,000	\$2,270,000	\$2,852,000
<b>Market Value per SqFt</b>	\$53.06	\$64.69	\$50.53	\$61.37
<b>Distance from Cooperative in miles</b>		1.65	1.47	1.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05863-0060	4-06227-0338	4-06281-0001	4-06024-0017
<b>Address</b>	15 212 STREET	211 42 AVENUE	210 43 AVENUE	198 32 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	96	54	63	46
<b>Year Built</b>	1957	1951	1951	1931
<b>Gross SqFt</b>	94,674	44,928	46,476	36,000
<b>Estimated Gross Income</b>	\$1,379,400	\$654,594	\$763,906	\$515,585
<b>Gross Income per SqFt</b>	\$14.57	\$14.57	\$16.44	\$14.32
<b>Estimated Expense</b>	\$659,878	\$313,009	\$349,757	\$260,031
<b>Expense SqFt</b>	\$6.97	\$6.97	\$7.53	\$7.22
<b>Net Operating Income</b>	\$719,522	\$341,585	\$414,149	\$255,554
<b>Full Market Value</b>	\$4,782,000	\$2,270,000	\$2,852,000	\$1,689,000
<b>Market Value per SqFt</b>	\$50.51	\$50.53	\$61.37	\$46.92
<b>Distance from Cooperative in miles</b>		1.47	1.65	1.05

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05863-0110	4-06227-0338	4-06281-0001	4-06024-0017
<b>Address</b>	211 15 ROAD	211 42 AVENUE	210 43 AVENUE	198 32 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	88	54	63	46
<b>Year Built</b>	1957	1951	1951	1931
<b>Gross SqFt</b>	89,204	44,928	46,476	36,000
<b>Estimated Gross Income</b>	\$1,299,702	\$654,594	\$763,906	\$515,585
<b>Gross Income per SqFt</b>	\$14.57	\$14.57	\$16.44	\$14.32
<b>Estimated Expense</b>	\$621,752	\$313,009	\$349,757	\$260,031
<b>Expense SqFt</b>	\$6.97	\$6.97	\$7.53	\$7.22
<b>Net Operating Income</b>	\$677,950	\$341,585	\$414,149	\$255,554
<b>Full Market Value</b>	\$4,506,000	\$2,270,000	\$2,852,000	\$1,689,000
<b>Market Value per SqFt</b>	\$50.51	\$50.53	\$61.37	\$46.92
<b>Distance from Cooperative in miles</b>		1.47	1.65	1.05

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05863-0200	4-05958-0030	4-05307-0024	
<b>Address</b>	209 18 AVENUE	23 WATERS EDGE DRIVE	189 CROCHERON AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	121	109	
<b>Year Built</b>	1960	1969	1956	
<b>Gross SqFt</b>	99,500	146,525	96,881	
<b>Estimated Gross Income</b>	\$1,535,285	\$2,533,399	\$1,313,416	
<b>Gross Income per SqFt</b>	\$15.43	\$17.29	\$13.56	
<b>Estimated Expense</b>	\$602,970	\$864,358	\$602,133	
<b>Expense SqFt</b>	\$6.06	\$5.90	\$6.22	
<b>Net Operating Income</b>	\$932,315	\$1,669,041	\$711,283	
<b>Full Market Value</b>	\$6,306,000	\$11,656,000	\$4,150,000	
<b>Market Value per SqFt</b>	\$63.38	\$79.55	\$42.84	
<b>Distance from Cooperative in miles</b>		0.45	1.47	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05865-0030	4-06215-0002	4-06277-0050	4-06237-0040
<b>Address</b>	212 16 AVENUE	208 41 AVENUE	42 212 STREET	213 41 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	34	26	84	14
<b>Year Built</b>	1957	1950	1951	1968
<b>Gross SqFt</b>	45,248	24,140	61,968	8,577
<b>Estimated Gross Income</b>	\$778,718	\$523,339	\$1,048,726	\$147,598
<b>Gross Income per SqFt</b>	\$17.21	\$21.68	\$16.92	\$17.21
<b>Estimated Expense</b>	\$361,984	\$224,920	\$430,883	\$68,622
<b>Expense SqFt</b>	\$8.00	\$9.32	\$6.95	\$8.00
<b>Net Operating Income</b>	\$416,734	\$298,419	\$617,843	\$78,976
<b>Full Market Value</b>	\$2,408,000	\$1,912,000	\$4,288,000	\$551,000
<b>Market Value per SqFt</b>	\$53.22	\$79.20	\$69.20	\$64.24
<b>Distance from Cooperative in miles</b>		1.39	1.55	1.36

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05865-0040	4-06227-0338	4-06098-0001	
<b>Address</b>	16 212 STREET	211 42 AVENUE	209 34 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	38	54	12	
<b>Year Built</b>	1957	1951	1932	
<b>Gross SqFt</b>	37,265	44,928	11,900	
<b>Estimated Gross Income</b>	\$563,447	\$654,594	\$186,471	
<b>Gross Income per SqFt</b>	\$15.12	\$14.57	\$15.67	
<b>Estimated Expense</b>	\$281,351	\$313,009	\$96,602	
<b>Expense SqFt</b>	\$7.55	\$6.97	\$8.12	
<b>Net Operating Income</b>	\$282,096	\$341,585	\$89,869	
<b>Full Market Value</b>	\$1,896,000	\$2,270,000	\$611,000	
<b>Market Value per SqFt</b>	\$50.88	\$50.53	\$51.34	
<b>Distance from Cooperative in miles</b>		1.46	1.01	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05872-0002	4-05137-0102	4-05865-0118	
<b>Address</b>	211 23 AVENUE	43 KISSENA BOULEVARD	16 BELL BOULEVARD	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	310	325	152	
<b>Year Built</b>	1961	1965	1973	
<b>Gross SqFt</b>	489,440	317,277	147,700	
<b>Estimated Gross Income</b>	\$9,265,099	\$5,671,209	\$2,952,339	
<b>Gross Income per SqFt</b>	\$18.93	\$17.87	\$19.99	
<b>Estimated Expense</b>	\$3,494,602	\$2,274,621	\$1,049,946	
<b>Expense SqFt</b>	\$7.14	\$7.17	\$7.11	
<b>Net Operating Income</b>	\$5,770,497	\$3,396,588	\$1,902,393	
<b>Full Market Value</b>	\$41,188,000	\$23,910,000	\$13,745,000	
<b>Market Value per SqFt</b>	\$84.15	\$75.36	\$93.06	
<b>Distance from Cooperative in miles</b>		3.03	0.15	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05878-0003	4-05137-0102	4-05023-0045	
<b>Address</b>	18 211 STREET	43 KISSENA BOULEVARD	143 41 AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	240	325	113	
<b>Year Built</b>	1961	1965	1963	
<b>Gross SqFt</b>	407,712	317,277	98,564	
<b>Estimated Gross Income</b>	\$7,106,420	\$5,671,209	\$1,674,624	
<b>Gross Income per SqFt</b>	\$17.43	\$17.87	\$16.99	
<b>Estimated Expense</b>	\$2,658,282	\$2,274,621	\$578,610	
<b>Expense SqFt</b>	\$6.52	\$7.17	\$5.87	
<b>Net Operating Income</b>	\$4,448,138	\$3,396,588	\$1,096,014	
<b>Full Market Value</b>	\$31,115,000	\$23,910,000	\$7,012,000	
<b>Market Value per SqFt</b>	\$76.32	\$75.36	\$71.14	
<b>Distance from Cooperative in miles</b>		2.89	2.53	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05878-0050	4-05137-0102	4-05137-0012	
<b>Address</b>	210 CORP KENNEDY STREET	43 KISSENA BOULEVARD	42 COLDEN STREET	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	248	325	284	
<b>Year Built</b>	1961	1965	1962	
<b>Gross SqFt</b>	363,000	317,277	280,099	
<b>Estimated Gross Income</b>	\$5,982,240	\$5,671,209	\$4,225,734	
<b>Gross Income per SqFt</b>	\$16.48	\$17.87	\$15.09	
<b>Estimated Expense</b>	\$2,406,690	\$2,274,621	\$1,706,224	
<b>Expense SqFt</b>	\$6.63	\$7.17	\$6.09	
<b>Net Operating Income</b>	\$3,575,550	\$3,396,588	\$2,519,510	
<b>Full Market Value</b>	\$24,649,000	\$23,910,000	\$16,936,000	
<b>Market Value per SqFt</b>	\$67.90	\$75.36	\$60.46	
<b>Distance from Cooperative in miles</b>		2.89	2.89	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05878-0075	4-04994-0017	4-05958-0030	
<b>Address</b>	209 18 AVENUE	140 34 AVENUE	23 WATERS EDGE DRIVE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	BAYSIDE	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	151	121	
<b>Year Built</b>	1960	1985	1969	
<b>Gross SqFt</b>	196,000	158,456	146,525	
<b>Estimated Gross Income</b>	\$3,284,960	\$2,569,950	\$2,533,399	
<b>Gross Income per SqFt</b>	\$16.76	\$16.22	\$17.29	
<b>Estimated Expense</b>	\$1,072,120	\$798,741	\$864,358	
<b>Expense SqFt</b>	\$5.47	\$5.04	\$5.90	
<b>Net Operating Income</b>	\$2,212,840	\$1,771,209	\$1,669,041	
<b>Full Market Value</b>	\$15,321,000	\$10,333,000	\$11,656,000	
<b>Market Value per SqFt</b>	\$78.17	\$65.21	\$79.55	
<b>Distance from Cooperative in miles</b>		2.49	0.41	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05900-0075	4-05050-0039	4-05040-0027	
<b>Address</b>	212 23 AVENUE	144 41 AVENUE	132 SANFORD AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	124	101	128	
<b>Year Built</b>	1963	1973	1963	
<b>Gross SqFt</b>	168,516	88,202	113,348	
<b>Estimated Gross Income</b>	\$2,617,053	\$1,361,989	\$1,768,815	
<b>Gross Income per SqFt</b>	\$15.53	\$15.44	\$15.61	
<b>Estimated Expense</b>	\$1,065,021	\$548,370	\$727,560	
<b>Expense SqFt</b>	\$6.32	\$6.22	\$6.42	
<b>Net Operating Income</b>	\$1,552,032	\$813,619	\$1,041,255	
<b>Full Market Value</b>	\$10,518,000	\$5,504,000	\$5,760,000	
<b>Market Value per SqFt</b>	\$62.42	\$62.40	\$50.82	
<b>Distance from Cooperative in miles</b>		2.56	3.30	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05938-0003	4-05137-0084	4-05137-0012	
<b>Address</b>	17 215 STREET	43 KISSENA BOULEVARD	42 COLDEN STREET	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	290	287	284	
<b>Year Built</b>	1969	1962	1962	
<b>Gross SqFt</b>	324,260	278,825	280,099	
<b>Estimated Gross Income</b>	\$4,928,752	\$4,265,547	\$4,225,734	
<b>Gross Income per SqFt</b>	\$15.20	\$15.30	\$15.09	
<b>Estimated Expense</b>	\$2,020,140	\$1,775,990	\$1,706,224	
<b>Expense SqFt</b>	\$6.23	\$6.37	\$6.09	
<b>Net Operating Income</b>	\$2,908,612	\$2,489,557	\$2,519,510	
<b>Full Market Value</b>	\$19,591,000	\$16,800,000	\$16,936,000	
<b>Market Value per SqFt</b>	\$60.42	\$60.25	\$60.46	
<b>Distance from Cooperative in miles</b>		3.42	3.42	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05938-0005	4-05137-0084	4-05137-0093	
<b>Address</b>	18 215 STREET	43 KISSENA BOULEVARD	43 KISSENA BOULEVARD	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	289	287	287	
<b>Year Built</b>	1969	1962	1963	
<b>Gross SqFt</b>	328,560	278,825	277,354	
<b>Estimated Gross Income</b>	\$5,079,538	\$4,265,547	\$4,330,020	
<b>Gross Income per SqFt</b>	\$15.46	\$15.30	\$15.61	
<b>Estimated Expense</b>	\$2,040,358	\$1,775,990	\$1,674,249	
<b>Expense SqFt</b>	\$6.21	\$6.37	\$6.04	
<b>Net Operating Income</b>	\$3,039,180	\$2,489,557	\$2,655,771	
<b>Full Market Value</b>	\$20,568,000	\$16,800,000	\$18,026,000	
<b>Market Value per SqFt</b>	\$62.60	\$60.25	\$64.99	
<b>Distance from Cooperative in miles</b>		3.42	3.42	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05938-0007	4-05137-0084	4-05137-0093	
<b>Address</b>	18 215 STREET	43 KISSENA BOULEVARD	43 KISSENA BOULEVARD	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	289	287	287	
<b>Year Built</b>	1969	1962	1963	
<b>Gross SqFt</b>	324,261	278,825	277,354	
<b>Estimated Gross Income</b>	\$5,013,075	\$4,265,547	\$4,330,020	
<b>Gross Income per SqFt</b>	\$15.46	\$15.30	\$15.61	
<b>Estimated Expense</b>	\$2,013,661	\$1,775,990	\$1,674,249	
<b>Expense SqFt</b>	\$6.21	\$6.37	\$6.04	
<b>Net Operating Income</b>	\$2,999,414	\$2,489,557	\$2,655,771	
<b>Full Market Value</b>	\$20,299,000	\$16,800,000	\$18,026,000	
<b>Market Value per SqFt</b>	\$62.60	\$60.25	\$64.99	
<b>Distance from Cooperative in miles</b>		3.42	3.42	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05958-0075	4-05010-0063	4-05287-0020	
<b>Address</b>	23 BELL BOULEVARD	36 BOWNE STREET	36 165 STREET	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	126	121	90	
<b>Year Built</b>	1961	1925	1930	
<b>Gross SqFt</b>	157,080	111,444	87,978	
<b>Estimated Gross Income</b>	\$2,401,753	\$1,678,305	\$1,364,858	
<b>Gross Income per SqFt</b>	\$15.29	\$15.06	\$15.51	
<b>Estimated Expense</b>	\$958,188	\$637,017	\$570,322	
<b>Expense SqFt</b>	\$6.10	\$5.72	\$6.48	
<b>Net Operating Income</b>	\$1,443,565	\$1,041,288	\$794,536	
<b>Full Market Value</b>	\$9,739,000	\$6,995,000	\$5,383,000	
<b>Market Value per SqFt</b>	\$62.00	\$62.77	\$61.19	
<b>Distance from Cooperative in miles</b>		3.01	1.92	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-05958-0100	4-05050-0039	4-05040-0027	
<b>Address</b>	23 BELL BOULEVARD	144 41 AVENUE	132 SANFORD AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	127	101	128	
<b>Year Built</b>	1961	1973	1963	
<b>Gross SqFt</b>	157,080	88,202	113,348	
<b>Estimated Gross Income</b>	\$2,439,452	\$1,361,989	\$1,768,815	
<b>Gross Income per SqFt</b>	\$15.53	\$15.44	\$15.61	
<b>Estimated Expense</b>	\$992,746	\$548,370	\$727,560	
<b>Expense SqFt</b>	\$6.32	\$6.22	\$6.42	
<b>Net Operating Income</b>	\$1,446,706	\$813,619	\$1,041,255	
<b>Full Market Value</b>	\$9,804,000	\$5,504,000	\$5,760,000	
<b>Market Value per SqFt</b>	\$62.41	\$62.40	\$50.82	
<b>Distance from Cooperative in miles</b>		2.76	3.50	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06080-0025	4-06098-0001	4-06260-0001	
<b>Address</b>	201 35 AVENUE	209 34 AVENUE	202 42 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	14	12	27	
<b>Year Built</b>	1949	1932	1948	
<b>Gross SqFt</b>	13,653	11,900	20,400	
<b>Estimated Gross Income</b>	\$249,304	\$186,471	\$425,116	
<b>Gross Income per SqFt</b>	\$18.26	\$15.67	\$20.84	
<b>Estimated Expense</b>	\$114,958	\$96,602	\$177,831	
<b>Expense SqFt</b>	\$8.42	\$8.12	\$8.72	
<b>Net Operating Income</b>	\$134,346	\$89,869	\$247,285	
<b>Full Market Value</b>	\$725,000	\$611,000	\$1,588,000	
<b>Market Value per SqFt</b>	\$53.10	\$51.34	\$77.84	
<b>Distance from Cooperative in miles</b>		0.39	0.54	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06085-0025	4-06206-0001	4-06267-0001	
<b>Address</b>	203 35 AVENUE	203 42 AVENUE	203 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	14	27	27	
<b>Year Built</b>	1949	1948	1948	
<b>Gross SqFt</b>	11,124	20,400	20,400	
<b>Estimated Gross Income</b>	\$212,468	\$396,318	\$382,849	
<b>Gross Income per SqFt</b>	\$19.10	\$19.43	\$18.77	
<b>Estimated Expense</b>	\$92,218	\$159,078	\$178,938	
<b>Expense SqFt</b>	\$8.29	\$7.80	\$8.77	
<b>Net Operating Income</b>	\$120,250	\$237,240	\$203,911	
<b>Full Market Value</b>	\$860,000	\$1,703,000	\$1,266,000	
<b>Market Value per SqFt</b>	\$77.31	\$83.48	\$62.06	
<b>Distance from Cooperative in miles</b>		0.43	0.64	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06089-0025	4-05355-0005	4-05355-0008	
<b>Address</b>	204 35 AVENUE	40 190 STREET	40 190 STREET	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	14	16	16	
<b>Year Built</b>	1949	1926	1926	
<b>Gross SqFt</b>	13,608	10,838	10,838	
<b>Estimated Gross Income</b>	\$241,950	\$192,725	\$192,725	
<b>Gross Income per SqFt</b>	\$17.78	\$17.78	\$17.78	
<b>Estimated Expense</b>	\$100,019	\$79,699	\$79,609	
<b>Expense SqFt</b>	\$7.35	\$7.35	\$7.35	
<b>Net Operating Income</b>	\$141,931	\$113,026	\$113,116	
<b>Full Market Value</b>	\$998,000	\$795,000	\$795,000	
<b>Market Value per SqFt</b>	\$73.34	\$73.35	\$73.35	
<b>Distance from Cooperative in miles</b>		0.63	0.63	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06103-0001	4-06098-0001	4-06215-0002	
<b>Address</b>	209 34 ROAD	209 34 AVENUE	208 41 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	20	12	26	
<b>Year Built</b>	1931	1932	1950	
<b>Gross SqFt</b>	18,600	11,900	24,140	
<b>Estimated Gross Income</b>	\$347,448	\$186,471	\$523,339	
<b>Gross Income per SqFt</b>	\$18.68	\$15.67	\$21.68	
<b>Estimated Expense</b>	\$162,192	\$96,602	\$224,920	
<b>Expense SqFt</b>	\$8.72	\$8.12	\$9.32	
<b>Net Operating Income</b>	\$185,256	\$89,869	\$298,419	
<b>Full Market Value</b>	\$1,319,000	\$611,000	\$1,912,000	
<b>Market Value per SqFt</b>	\$70.91	\$51.34	\$79.20	
<b>Distance from Cooperative in miles</b>		0.08	0.36	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06143-0001	4-06206-0001	4-06266-0001	4-06267-0001
<b>Address</b>	200 35 AVENUE	203 42 AVENUE	205 42 AVENUE	203 43 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	32	27	27	27
<b>Year Built</b>	1950	1948	1948	1948
<b>Gross SqFt</b>	23,950	20,400	20,400	20,400
<b>Estimated Gross Income</b>	\$449,542	\$396,318	\$351,683	\$382,849
<b>Gross Income per SqFt</b>	\$18.77	\$19.43	\$17.24	\$18.77
<b>Estimated Expense</b>	\$210,042	\$159,078	\$151,955	\$178,938
<b>Expense SqFt</b>	\$8.77	\$7.80	\$7.45	\$8.77
<b>Net Operating Income</b>	\$239,500	\$237,240	\$199,728	\$203,911
<b>Full Market Value</b>	\$943,000	\$1,703,000	\$1,379,000	\$1,266,000
<b>Market Value per SqFt</b>	\$39.37	\$83.48	\$67.60	\$62.06
<b>Distance from Cooperative in miles</b>		0.35	0.50	0.55

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06144-0001	4-06206-0001	4-06267-0001	4-06280-0001
<b>Address</b>	201 35 AVENUE	203 42 AVENUE	203 43 AVENUE	209 43 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	14	27	27	42
<b>Year Built</b>	1949	1948	1948	1949
<b>Gross SqFt</b>	11,124	20,400	20,400	30,934
<b>Estimated Gross Income</b>	\$208,797	\$396,318	\$382,849	\$516,849
<b>Gross Income per SqFt</b>	\$18.77	\$19.43	\$18.77	\$16.71
<b>Estimated Expense</b>	\$97,557	\$159,078	\$178,938	\$227,578
<b>Expense SqFt</b>	\$8.77	\$7.80	\$8.77	\$7.36
<b>Net Operating Income</b>	\$111,240	\$237,240	\$203,911	\$289,271
<b>Full Market Value</b>	\$592,000	\$1,703,000	\$1,266,000	\$2,001,000
<b>Market Value per SqFt</b>	\$53.22	\$83.48	\$62.06	\$64.69
<b>Distance from Cooperative in miles</b>		0.33	0.54	0.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06149-0001	4-06281-0001	4-06280-0001	4-06277-0050
<b>Address</b>	204 35 AVENUE	210 43 AVENUE	209 43 AVENUE	42 212 STREET
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	62	63	42	84
<b>Year Built</b>	1950	1951	1949	1951
<b>Gross SqFt</b>	45,850	46,476	30,934	61,968
<b>Estimated Gross Income</b>	\$766,154	\$763,906	\$516,849	\$1,048,726
<b>Gross Income per SqFt</b>	\$16.71	\$16.44	\$16.71	\$16.92
<b>Estimated Expense</b>	\$337,456	\$349,757	\$227,578	\$430,883
<b>Expense SqFt</b>	\$7.36	\$7.53	\$7.36	\$6.95
<b>Net Operating Income</b>	\$428,698	\$414,149	\$289,271	\$617,843
<b>Full Market Value</b>	\$1,924,000	\$2,852,000	\$2,001,000	\$4,288,000
<b>Market Value per SqFt</b>	\$41.96	\$61.37	\$64.69	\$69.20
<b>Distance from Cooperative in miles</b>		0.66	0.64	0.59

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06150-0001	4-06227-0338	4-06227-0330	
<b>Address</b>	205 35 AVENUE	211 42 AVENUE	212 42 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	96	54	32	
<b>Year Built</b>	1950	1951	1960	
<b>Gross SqFt</b>	68,120	44,928	28,328	
<b>Estimated Gross Income</b>	\$912,127	\$654,594	\$345,556	
<b>Gross Income per SqFt</b>	\$13.39	\$14.57	\$12.20	
<b>Estimated Expense</b>	\$450,273	\$313,009	\$177,061	
<b>Expense SqFt</b>	\$6.61	\$6.97	\$6.25	
<b>Net Operating Income</b>	\$461,854	\$341,585	\$168,495	
<b>Full Market Value</b>	\$2,347,000	\$2,270,000	\$1,053,000	
<b>Market Value per SqFt</b>	\$34.45	\$50.53	\$37.17	
<b>Distance from Cooperative in miles</b>		0.52	0.52	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06171-0001	4-06280-0001	4-06233-0029	4-06281-0001
<b>Address</b>	36 213 STREET	209 43 AVENUE	38 213 STREET	210 43 AVENUE
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	34	42	12	63
<b>Year Built</b>	1952	1949	1931	1951
<b>Gross SqFt</b>	23,560	30,934	8,640	46,476
<b>Estimated Gross Income</b>	\$393,688	\$516,849	\$171,312	\$763,906
<b>Gross Income per SqFt</b>	\$16.71	\$16.71	\$19.83	\$16.44
<b>Estimated Expense</b>	\$173,402	\$227,578	\$76,331	\$349,757
<b>Expense SqFt</b>	\$7.36	\$7.36	\$8.83	\$7.53
<b>Net Operating Income</b>	\$220,286	\$289,271	\$94,981	\$414,149
<b>Full Market Value</b>	\$1,246,000	\$2,001,000	\$685,000	\$2,852,000
<b>Market Value per SqFt</b>	\$52.89	\$64.69	\$79.28	\$61.37
<b>Distance from Cooperative in miles</b>		0.49	0.10	0.48

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06205-0001	4-06266-0001	4-06263-0007	
<b>Address</b>	202 42 AVENUE	205 42 AVENUE	202 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	26	27	19	
<b>Year Built</b>	1932	1948	1922	
<b>Gross SqFt</b>	27,500	20,400	14,080	
<b>Estimated Gross Income</b>	\$480,700	\$351,683	\$249,532	
<b>Gross Income per SqFt</b>	\$17.48	\$17.24	\$17.72	
<b>Estimated Expense</b>	\$223,025	\$151,955	\$123,443	
<b>Expense SqFt</b>	\$8.11	\$7.45	\$8.77	
<b>Net Operating Income</b>	\$257,675	\$199,728	\$126,089	
<b>Full Market Value</b>	\$1,804,000	\$1,379,000	\$886,000	
<b>Market Value per SqFt</b>	\$65.60	\$67.60	\$62.93	
<b>Distance from Cooperative in miles</b>		0.19	0.22	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06216-0001	4-05307-0024	4-05182-0044	
<b>Address</b>	209 41 AVENUE	189 CROCHERON AVENUE	140 ASH AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	120	109	126	
<b>Year Built</b>	1963	1956	1950	
<b>Gross SqFt</b>	109,200	96,881	104,000	
<b>Estimated Gross Income</b>	\$1,509,144	\$1,313,416	\$1,463,302	
<b>Gross Income per SqFt</b>	\$13.82	\$13.56	\$14.07	
<b>Estimated Expense</b>	\$643,188	\$602,133	\$577,822	
<b>Expense SqFt</b>	\$5.89	\$6.22	\$5.56	
<b>Net Operating Income</b>	\$865,956	\$711,283	\$885,480	
<b>Full Market Value</b>	\$3,533,000	\$4,150,000	\$4,966,000	
<b>Market Value per SqFt</b>	\$32.35	\$42.84	\$47.75	
<b>Distance from Cooperative in miles</b>		0.82	2.47	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06227-0088	4-05287-0020	4-05330-0001	
<b>Address</b>	210 41 AVENUE	36 165 STREET	157 SANFORD AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	72	90	86	
<b>Year Built</b>	1963	1930	1926	
<b>Gross SqFt</b>	73,000	87,978	71,150	
<b>Estimated Gross Income</b>	\$1,105,220	\$1,364,858	\$1,050,070	
<b>Gross Income per SqFt</b>	\$15.14	\$15.51	\$14.76	
<b>Estimated Expense</b>	\$455,520	\$570,322	\$425,881	
<b>Expense SqFt</b>	\$6.24	\$6.48	\$5.99	
<b>Net Operating Income</b>	\$649,700	\$794,536	\$624,189	
<b>Full Market Value</b>	\$4,371,000	\$5,383,000	\$4,166,000	
<b>Market Value per SqFt</b>	\$59.88	\$61.19	\$58.55	
<b>Distance from Cooperative in miles</b>		1.48	1.83	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06305-0024	4-06306-0015	4-06237-0040	
<b>Address</b>	215 43 AVENUE	215 43 AVENUE	213 41 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	14	32	14	
<b>Year Built</b>	1928	1925	1968	
<b>Gross SqFt</b>	16,000	25,000	8,577	
<b>Estimated Gross Income</b>	\$284,800	\$459,774	\$147,598	
<b>Gross Income per SqFt</b>	\$17.80	\$18.39	\$17.21	
<b>Estimated Expense</b>	\$129,920	\$205,642	\$68,622	
<b>Expense SqFt</b>	\$8.12	\$8.23	\$8.00	
<b>Net Operating Income</b>	\$154,880	\$254,132	\$78,976	
<b>Full Market Value</b>	\$1,089,000	\$1,801,000	\$551,000	
<b>Market Value per SqFt</b>	\$68.06	\$72.04	\$64.24	
<b>Distance from Cooperative in miles</b>		0.05	0.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06321-0001	4-06266-0001	4-06280-0001	
<b>Address</b>	218 43 AVENUE	205 42 AVENUE	209 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	24	27	42	
<b>Year Built</b>	1951	1948	1949	
<b>Gross SqFt</b>	19,467	20,400	30,934	
<b>Estimated Gross Income</b>	\$330,550	\$351,683	\$516,849	
<b>Gross Income per SqFt</b>	\$16.98	\$17.24	\$16.71	
<b>Estimated Expense</b>	\$144,250	\$151,955	\$227,578	
<b>Expense SqFt</b>	\$7.41	\$7.45	\$7.36	
<b>Net Operating Income</b>	\$186,300	\$199,728	\$289,271	
<b>Full Market Value</b>	\$1,290,000	\$1,379,000	\$2,001,000	
<b>Market Value per SqFt</b>	\$66.27	\$67.60	\$64.69	
<b>Distance from Cooperative in miles</b>		0.81	0.55	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06527-0050	4-09663-0002	4-05182-0044	4-09666-0080
<b>Address</b>	144 MELBOURNE AVENUE	80 135 STREET	140 ASH AVENUE	137 83 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	106	138	126	144
<b>Year Built</b>	1954	1949	1950	1952
<b>Gross SqFt</b>	115,212	102,500	104,000	126,552
<b>Estimated Gross Income</b>	\$1,812,285	\$1,754,743	\$1,463,302	\$1,990,223
<b>Gross Income per SqFt</b>	\$15.73	\$17.12	\$14.07	\$15.73
<b>Estimated Expense</b>	\$743,117	\$774,221	\$577,822	\$815,991
<b>Expense SqFt</b>	\$6.45	\$7.55	\$5.56	\$6.45
<b>Net Operating Income</b>	\$1,069,168	\$980,522	\$885,480	\$1,174,232
<b>Full Market Value</b>	\$7,274,000	\$5,872,000	\$4,966,000	\$7,986,000
<b>Market Value per SqFt</b>	\$63.14	\$57.29	\$47.75	\$63.10
<b>Distance from Cooperative in miles</b>		1.36	1.47	1.50

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06527-0052	4-09663-0002	4-05182-0044	4-09666-0080
<b>Address</b>	144 MELBOURNE AVENUE	80 135 STREET	140 ASH AVENUE	137 83 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	134	138	126	144
<b>Year Built</b>	1954	1949	1950	1952
<b>Gross SqFt</b>	115,212	102,500	104,000	126,552
<b>Estimated Gross Income</b>	\$1,812,285	\$1,754,743	\$1,463,302	\$1,990,223
<b>Gross Income per SqFt</b>	\$15.73	\$17.12	\$14.07	\$15.73
<b>Estimated Expense</b>	\$743,117	\$774,221	\$577,822	\$815,991
<b>Expense SqFt</b>	\$6.45	\$7.55	\$5.56	\$6.45
<b>Net Operating Income</b>	\$1,069,168	\$980,522	\$885,480	\$1,174,232
<b>Full Market Value</b>	\$5,784,000	\$5,872,000	\$4,966,000	\$7,986,000
<b>Market Value per SqFt</b>	\$50.20	\$57.29	\$47.75	\$63.10
<b>Distance from Cooperative in miles</b>		1.36	1.47	1.50

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06658-0039	4-06595-0010	4-06665-0024	4-06683-0017
<b>Address</b>	144 71 AVENUE	137 JEWEL AVENUE	144 75 ROAD	147 75 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	26	24	14	48
<b>Year Built</b>	1949	1949	1948	1950
<b>Gross SqFt</b>	23,880	20,920	13,208	38,908
<b>Estimated Gross Income</b>	\$389,005	\$345,249	\$215,189	\$583,572
<b>Gross Income per SqFt</b>	\$16.29	\$16.50	\$16.29	\$15.00
<b>Estimated Expense</b>	\$183,160	\$145,361	\$101,291	\$268,078
<b>Expense SqFt</b>	\$7.67	\$6.95	\$7.67	\$6.89
<b>Net Operating Income</b>	\$205,845	\$199,888	\$113,898	\$315,494
<b>Full Market Value</b>	\$1,414,000	\$1,378,000	\$664,000	\$2,116,000
<b>Market Value per SqFt</b>	\$59.21	\$65.87	\$50.27	\$54.38
<b>Distance from Cooperative in miles</b>		0.31	0.34	0.31

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06659-0021	4-06681-0001	4-06682-0018	4-06683-0017
<b>Address</b>	144 71 ROAD	72 150 STREET	147 73 AVENUE	147 75 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	56	69	72	48
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	51,915	56,075	58,392	38,908
<b>Estimated Gross Income</b>	\$777,687	\$839,805	\$870,626	\$583,572
<b>Gross Income per SqFt</b>	\$14.98	\$14.98	\$14.91	\$15.00
<b>Estimated Expense</b>	\$353,541	\$382,110	\$401,129	\$268,078
<b>Expense SqFt</b>	\$6.81	\$6.81	\$6.87	\$6.89
<b>Net Operating Income</b>	\$424,146	\$457,695	\$469,497	\$315,494
<b>Full Market Value</b>	\$2,190,000	\$3,069,000	\$3,144,000	\$2,116,000
<b>Market Value per SqFt</b>	\$42.18	\$54.73	\$53.84	\$54.38
<b>Distance from Cooperative in miles</b>		0.17	0.22	0.26

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06660-0040	4-06665-0024	4-06595-0010	4-06683-0017
<b>Address</b>	144 VLEIGH PLACE	144 75 ROAD	137 JEWEL AVENUE	147 75 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	26	14	24	48
<b>Year Built</b>	1949	1948	1949	1950
<b>Gross SqFt</b>	23,936	13,208	20,920	38,908
<b>Estimated Gross Income</b>	\$389,917	\$215,189	\$345,249	\$583,572
<b>Gross Income per SqFt</b>	\$16.29	\$16.29	\$16.50	\$15.00
<b>Estimated Expense</b>	\$183,589	\$101,291	\$145,361	\$268,078
<b>Expense SqFt</b>	\$7.67	\$7.67	\$6.95	\$6.89
<b>Net Operating Income</b>	\$206,328	\$113,898	\$199,888	\$315,494
<b>Full Market Value</b>	\$1,005,000	\$664,000	\$1,378,000	\$2,116,000
<b>Market Value per SqFt</b>	\$41.99	\$50.27	\$65.87	\$54.38
<b>Distance from Cooperative in miles</b>		0.24	0.36	0.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06668-0028	4-06672-0058	4-06672-0057	4-06683-0036
<b>Address</b>	144 77 ROAD	79 147 STREET	79 146 STREET	147 75 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C9-WALK-UP
<b>Total Units</b>	26	45	47	36
<b>Year Built</b>	1948	1948	1956	1951
<b>Gross SqFt</b>	23,712	33,921	21,583	28,690
<b>Estimated Gross Income</b>	\$306,359	\$428,389	\$278,911	\$380,558
<b>Gross Income per SqFt</b>	\$12.92	\$12.63	\$12.92	\$13.26
<b>Estimated Expense</b>	\$139,664	\$246,665	\$127,209	\$220,487
<b>Expense SqFt</b>	\$5.89	\$7.27	\$5.89	\$7.69
<b>Net Operating Income</b>	\$166,695	\$181,724	\$151,702	\$160,071
<b>Full Market Value</b>	\$995,000	\$1,150,000	\$968,000	\$1,031,000
<b>Market Value per SqFt</b>	\$41.96	\$33.90	\$44.85	\$35.94
<b>Distance from Cooperative in miles</b>		0.21	0.21	0.23

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06669-0007	4-06691-0001	4-06672-0058	4-06683-0036
<b>Address</b>	144 77 ROAD	79 147 STREET	79 147 STREET	147 75 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	36	51	45	36
<b>Year Built</b>	1948	1948	1948	1951
<b>Gross SqFt</b>	40,480	39,558	33,921	28,690
<b>Estimated Gross Income</b>	\$512,477	\$500,653	\$428,389	\$380,558
<b>Gross Income per SqFt</b>	\$12.66	\$12.66	\$12.63	\$13.26
<b>Estimated Expense</b>	\$279,717	\$273,371	\$246,665	\$220,487
<b>Expense SqFt</b>	\$6.91	\$6.91	\$7.27	\$7.69
<b>Net Operating Income</b>	\$232,760	\$227,282	\$181,724	\$160,071
<b>Full Market Value</b>	\$1,475,000	\$1,440,000	\$1,150,000	\$1,031,000
<b>Market Value per SqFt</b>	\$36.44	\$36.40	\$33.90	\$35.94
<b>Distance from Cooperative in miles</b>		0.18	0.16	0.27

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06669-0027	4-06672-0058	4-06691-0001	4-06683-0036
<b>Address</b>	144 77 ROAD	79 147 STREET	79 147 STREET	147 75 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	27	45	51	36
<b>Year Built</b>	1948	1948	1948	1951
<b>Gross SqFt</b>	31,860	33,921	39,558	28,690
<b>Estimated Gross Income</b>	\$403,348	\$428,389	\$500,653	\$380,558
<b>Gross Income per SqFt</b>	\$12.66	\$12.63	\$12.66	\$13.26
<b>Estimated Expense</b>	\$220,153	\$246,665	\$273,371	\$220,487
<b>Expense SqFt</b>	\$6.91	\$7.27	\$6.91	\$7.69
<b>Net Operating Income</b>	\$183,195	\$181,724	\$227,282	\$160,071
<b>Full Market Value</b>	\$1,161,000	\$1,150,000	\$1,440,000	\$1,031,000
<b>Market Value per SqFt</b>	\$36.44	\$33.90	\$36.40	\$35.94
<b>Distance from Cooperative in miles</b>		0.16	0.18	0.27

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06670-0001	4-06704-0001	4-06701-0001	4-06807-0002
<b>Address</b>	78 MAIN STREET	150 75 AVENUE	150 72 ROAD	73 153 STREET
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	150	144	144	120
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	110,298	116,784	116,784	97,320
<b>Estimated Gross Income</b>	\$1,655,573	\$1,756,630	\$1,739,846	\$1,460,585
<b>Gross Income per SqFt</b>	\$15.01	\$15.04	\$14.90	\$15.01
<b>Estimated Expense</b>	\$758,850	\$805,600	\$798,870	\$669,836
<b>Expense SqFt</b>	\$6.88	\$6.90	\$6.84	\$6.88
<b>Net Operating Income</b>	\$896,723	\$951,030	\$940,976	\$790,749
<b>Full Market Value</b>	\$4,634,000	\$6,384,000	\$6,299,000	\$5,305,000
<b>Market Value per SqFt</b>	\$42.01	\$54.67	\$53.94	\$54.51
<b>Distance from Cooperative in miles</b>		0.39	0.51	0.50

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06671-0001	4-06704-0001	4-06701-0001	4-06807-0002
<b>Address</b>	78 MAIN STREET	150 75 AVENUE	150 72 ROAD	73 153 STREET
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	150	144	144	120
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	110,298	116,784	116,784	97,320
<b>Estimated Gross Income</b>	\$1,655,573	\$1,756,630	\$1,739,846	\$1,460,585
<b>Gross Income per SqFt</b>	\$15.01	\$15.04	\$14.90	\$15.01
<b>Estimated Expense</b>	\$758,850	\$805,600	\$798,870	\$669,836
<b>Expense SqFt</b>	\$6.88	\$6.90	\$6.84	\$6.88
<b>Net Operating Income</b>	\$896,723	\$951,030	\$940,976	\$790,749
<b>Full Market Value</b>	\$4,622,000	\$6,384,000	\$6,299,000	\$5,305,000
<b>Market Value per SqFt</b>	\$41.90	\$54.67	\$53.94	\$54.51
<b>Distance from Cooperative in miles</b>		0.43	0.55	0.54

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06676-0019	4-06665-0024	4-06595-0010	4-06825-0050
<b>Address</b>	147 71 AVENUE	144 75 ROAD	137 JEWEL AVENUE	158 76 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	11	14	24	20
<b>Year Built</b>	1949	1948	1949	1952
<b>Gross SqFt</b>	6,000	13,208	20,920	15,528
<b>Estimated Gross Income</b>	\$97,740	\$215,189	\$345,249	\$215,076
<b>Gross Income per SqFt</b>	\$16.29	\$16.29	\$16.50	\$13.85
<b>Estimated Expense</b>	\$46,020	\$101,291	\$145,361	\$85,060
<b>Expense SqFt</b>	\$7.67	\$7.67	\$6.95	\$5.48
<b>Net Operating Income</b>	\$51,720	\$113,898	\$199,888	\$130,016
<b>Full Market Value</b>	\$355,000	\$664,000	\$1,378,000	\$850,000
<b>Market Value per SqFt</b>	\$59.17	\$50.27	\$65.87	\$54.74
<b>Distance from Cooperative in miles</b>		0.41	0.37	0.60

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06676-0020	4-06595-0010	4-06665-0024	4-06683-0036
<b>Address</b>	147 71 AVENUE	137 JEWEL AVENUE	144 75 ROAD	147 75 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	24	24	14	36
<b>Year Built</b>	1948	1949	1948	1951
<b>Gross SqFt</b>	21,600	20,920	13,208	28,690
<b>Estimated Gross Income</b>	\$351,864	\$345,249	\$215,189	\$380,558
<b>Gross Income per SqFt</b>	\$16.29	\$16.50	\$16.29	\$13.26
<b>Estimated Expense</b>	\$165,672	\$145,361	\$101,291	\$220,487
<b>Expense SqFt</b>	\$7.67	\$6.95	\$7.67	\$7.69
<b>Net Operating Income</b>	\$186,192	\$199,888	\$113,898	\$160,071
<b>Full Market Value</b>	\$1,279,000	\$1,378,000	\$664,000	\$1,031,000
<b>Market Value per SqFt</b>	\$59.21	\$65.87	\$50.27	\$35.94
<b>Distance from Cooperative in miles</b>		0.37	0.41	0.34

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06677-0001	4-06807-0002	4-06680-0001	4-06701-0001
<b>Address</b>	71 150 STREET	73 153 STREET	147 72 ROAD	150 72 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	100	120	96	144
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	92,296	97,320	77,856	116,784
<b>Estimated Gross Income</b>	\$1,385,363	\$1,460,585	\$1,181,617	\$1,739,846
<b>Gross Income per SqFt</b>	\$15.01	\$15.01	\$15.18	\$14.90
<b>Estimated Expense</b>	\$634,996	\$669,836	\$539,067	\$798,870
<b>Expense SqFt</b>	\$6.88	\$6.88	\$6.92	\$6.84
<b>Net Operating Income</b>	\$750,367	\$790,749	\$642,550	\$940,976
<b>Full Market Value</b>	\$3,485,000	\$5,305,000	\$4,325,000	\$6,299,000
<b>Market Value per SqFt</b>	\$37.76	\$54.51	\$55.55	\$53.94
<b>Distance from Cooperative in miles</b>		0.35	0.15	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06678-0001	4-06807-0002	4-06680-0001	4-06701-0001
<b>Address</b>	71 147 STREET	73 153 STREET	147 72 ROAD	150 72 ROAD
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	100	120	96	144
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	92,296	97,320	77,856	116,784
<b>Estimated Gross Income</b>	\$1,385,363	\$1,460,585	\$1,181,617	\$1,739,846
<b>Gross Income per SqFt</b>	\$15.01	\$15.01	\$15.18	\$14.90
<b>Estimated Expense</b>	\$634,996	\$669,836	\$539,067	\$798,870
<b>Expense SqFt</b>	\$6.88	\$6.88	\$6.92	\$6.84
<b>Net Operating Income</b>	\$750,367	\$790,749	\$642,550	\$940,976
<b>Full Market Value</b>	\$3,206,000	\$5,305,000	\$4,325,000	\$6,299,000
<b>Market Value per SqFt</b>	\$34.74	\$54.51	\$55.55	\$53.94
<b>Distance from Cooperative in miles</b>		0.32	0.10	0.16

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06679-0001	4-06679-0006	4-06681-0001	4-06682-0018
<b>Address</b>	147 72 AVENUE	147 72 ROAD	72 150 STREET	147 73 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	69	72	69	72
<b>Year Built</b>	1949	1950	1950	1950
<b>Gross SqFt</b>	42,204	58,392	56,075	58,392
<b>Estimated Gross Income</b>	\$629,262	\$864,209	\$839,805	\$870,626
<b>Gross Income per SqFt</b>	\$14.91	\$14.80	\$14.98	\$14.91
<b>Estimated Expense</b>	\$289,941	\$396,762	\$382,110	\$401,129
<b>Expense SqFt</b>	\$6.87	\$6.79	\$6.81	\$6.87
<b>Net Operating Income</b>	\$339,321	\$467,447	\$457,695	\$469,497
<b>Full Market Value</b>	\$2,178,000	\$3,123,000	\$3,069,000	\$3,144,000
<b>Market Value per SqFt</b>	\$51.61	\$53.48	\$54.73	\$53.84
<b>Distance from Cooperative in miles</b>		0.00	0.10	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06690-0001	4-06672-0058	4-06681-0001	4-06682-0018
<b>Address</b>	78 147 STREET	79 147 STREET	72 150 STREET	147 73 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	60	45	69	72
<b>Year Built</b>	1949	1948	1950	1950
<b>Gross SqFt</b>	43,345	33,921	56,075	58,392
<b>Estimated Gross Income</b>	\$646,274	\$428,389	\$839,805	\$870,626
<b>Gross Income per SqFt</b>	\$14.91	\$12.63	\$14.98	\$14.91
<b>Estimated Expense</b>	\$297,780	\$246,665	\$382,110	\$401,129
<b>Expense SqFt</b>	\$6.87	\$7.27	\$6.81	\$6.87
<b>Net Operating Income</b>	\$348,494	\$181,724	\$457,695	\$469,497
<b>Full Market Value</b>	\$1,815,000	\$1,150,000	\$3,069,000	\$3,144,000
<b>Market Value per SqFt</b>	\$41.87	\$33.90	\$54.73	\$53.84
<b>Distance from Cooperative in miles</b>		0.11	0.44	0.39

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06690-0016	4-09644-0001	4-09666-0080	4-09710-0037
<b>Address</b>	149 79 AVENUE	86 VAN WYCK EXPRESSWAY	137 83 AVENUE	139 85 DRIVE
<b>Neighborhood</b>	FLUSHING-SOUTH	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	182	201	144	130
<b>Year Built</b>	1955	1960	1952	1951
<b>Gross SqFt</b>	178,650	167,400	126,552	114,000
<b>Estimated Gross Income</b>	\$2,810,165	\$3,040,930	\$1,990,223	\$1,719,794
<b>Gross Income per SqFt</b>	\$15.73	\$18.17	\$15.73	\$15.09
<b>Estimated Expense</b>	\$1,152,293	\$1,191,758	\$815,991	\$724,404
<b>Expense SqFt</b>	\$6.45	\$7.12	\$6.45	\$6.35
<b>Net Operating Income</b>	\$1,657,872	\$1,849,172	\$1,174,232	\$995,390
<b>Full Market Value</b>	\$8,821,000	\$13,073,000	\$7,986,000	\$6,691,000
<b>Market Value per SqFt</b>	\$49.38	\$78.09	\$63.10	\$58.69
<b>Distance from Cooperative in miles</b>		0.93	0.56	0.79

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06698-0040	4-05137-0012	4-09719-0002	4-05146-0036
<b>Address</b>	150 71 AVENUE	42 COLDEN STREET	84 141 STREET	137 45 AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-NORTH	BRIARWOOD	FLUSHING-NORTH
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	536	284	291	256
<b>Year Built</b>	1952	1962	1958	1955
<b>Gross SqFt</b>	466,368	280,099	357,885	261,919
<b>Estimated Gross Income</b>	\$5,871,573	\$4,225,734	\$4,505,364	\$3,242,976
<b>Gross Income per SqFt</b>	\$12.59	\$15.09	\$12.59	\$12.38
<b>Estimated Expense</b>	\$2,942,782	\$1,706,224	\$2,257,493	\$1,653,918
<b>Expense SqFt</b>	\$6.31	\$6.09	\$6.31	\$6.31
<b>Net Operating Income</b>	\$2,928,791	\$2,519,510	\$2,247,871	\$1,589,058
<b>Full Market Value</b>	\$18,523,000	\$16,936,000	\$14,216,000	\$9,341,000
<b>Market Value per SqFt</b>	\$39.72	\$60.46	\$39.72	\$35.66
<b>Distance from Cooperative in miles</b>		1.78	1.08	1.57

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06711-0027	4-09667-0001	4-09667-0015	4-09667-0025
<b>Address</b>	150 79 AVENUE	82 HOOVER AVENUE	135 HOOVER AVENUE	82 HOOVER AVENUE
<b>Neighborhood</b>	FLUSHING-SOUTH	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	75	84	84	84
<b>Year Built</b>	1965	1952	1952	1952
<b>Gross SqFt</b>	80,200	64,248	64,248	64,248
<b>Estimated Gross Income</b>	\$1,397,886	\$1,110,462	\$1,120,051	\$1,140,205
<b>Gross Income per SqFt</b>	\$17.43	\$17.28	\$17.43	\$17.75
<b>Estimated Expense</b>	\$450,724	\$375,976	\$360,801	\$467,484
<b>Expense SqFt</b>	\$5.62	\$5.85	\$5.62	\$7.28
<b>Net Operating Income</b>	\$947,162	\$734,486	\$759,250	\$672,721
<b>Full Market Value</b>	\$2,856,000	\$5,129,000	\$5,312,000	\$4,727,000
<b>Market Value per SqFt</b>	\$35.61	\$79.83	\$82.68	\$73.57
<b>Distance from Cooperative in miles</b>		0.69	0.69	0.69

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06715-0002	4-06703-0002	4-06701-0001	4-06807-0002
<b>Address</b>	81 150 STREET	150 73 AVENUE	150 72 ROAD	73 153 STREET
<b>Neighborhood</b>	HILLCREST	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	685	144	144	120
<b>Year Built</b>	1947	1950	1950	1950
<b>Gross SqFt</b>	704,500	116,784	116,784	97,320
<b>Estimated Gross Income</b>	\$10,497,050	\$1,738,176	\$1,739,846	\$1,460,585
<b>Gross Income per SqFt</b>	\$14.90	\$14.88	\$14.90	\$15.01
<b>Estimated Expense</b>	\$4,818,780	\$798,583	\$798,870	\$669,836
<b>Expense SqFt</b>	\$6.84	\$6.84	\$6.84	\$6.88
<b>Net Operating Income</b>	\$5,678,270	\$939,593	\$940,976	\$790,749
<b>Full Market Value</b>	\$38,012,000	\$6,287,000	\$6,299,000	\$5,305,000
<b>Market Value per SqFt</b>	\$53.96	\$53.83	\$53.94	\$54.51
<b>Distance from Cooperative in miles</b>		0.60	0.70	0.63

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-06793-0225	4-04995-0064	4-05025-0001	4-06712-0001
<b>Address</b>	71 PARSONS BOULEVARD	144 35 AVENUE	144 41 AVENUE	150 UNION TURNPIKE
<b>Neighborhood</b>	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-SOUTH
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	257	120	111	186
<b>Year Built</b>	1960	1957	1959	1966
<b>Gross SqFt</b>	299,456	137,300	129,838	235,016
<b>Estimated Gross Income</b>	\$3,604,691	\$1,801,076	\$1,727,357	\$3,316,203
<b>Gross Income per SqFt</b>	\$12.04	\$13.12	\$13.30	\$14.11
<b>Estimated Expense</b>	\$1,694,205	\$685,309	\$667,526	\$1,113,457
<b>Expense SqFt</b>	\$5.66	\$4.99	\$5.14	\$4.74
<b>Net Operating Income</b>	\$1,910,486	\$1,115,767	\$1,059,831	\$2,202,746
<b>Full Market Value</b>	\$7,238,000	\$5,505,000	\$5,542,000	\$10,079,000
<b>Market Value per SqFt</b>	\$24.17	\$40.09	\$42.68	\$42.89
<b>Distance from Cooperative in miles</b>		2.63	2.27	0.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07071-0003	4-05357-0001	4-05309-0003	4-07117-0020
<b>Address</b>	182 HOR HARDING EXPWY SR	192 42 AVENUE	36 191 STREET	195 67 AVENUE
<b>Neighborhood</b>	FRESH MEADOWS	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	38	26	36	12
<b>Year Built</b>	1950	1950	1952	1949
<b>Gross SqFt</b>	28,257	19,489	28,432	12,470
<b>Estimated Gross Income</b>	\$474,435	\$339,985	\$414,671	\$209,430
<b>Gross Income per SqFt</b>	\$16.79	\$17.44	\$14.58	\$16.79
<b>Estimated Expense</b>	\$181,127	\$159,410	\$216,527	\$79,875
<b>Expense SqFt</b>	\$6.41	\$8.18	\$7.62	\$6.41
<b>Net Operating Income</b>	\$293,308	\$180,575	\$198,144	\$129,555
<b>Full Market Value</b>	\$1,864,000	\$1,264,000	\$1,179,000	\$897,000
<b>Market Value per SqFt</b>	\$65.97	\$64.86	\$41.47	\$71.93
<b>Distance from Cooperative in miles</b>		1.50	1.68	0.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07117-0051	4-07117-0300	4-07117-0008	4-07115-0002
<b>Address</b>	196 69 AVENUE	188 PECK AVENUE	67 192 STREET	64 186 LANE
<b>Neighborhood</b>	FRESH MEADOWS	FRESH MEADOWS	FRESH MEADOWS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	140	250	215	684
<b>Year Built</b>	1952	1950	1950	1950
<b>Gross SqFt</b>	110,000	240,012	205,744	614,916
<b>Estimated Gross Income</b>	\$1,980,000	\$4,511,656	\$3,864,566	\$12,294,712
<b>Gross Income per SqFt</b>	\$18.00	\$18.80	\$18.78	\$19.99
<b>Estimated Expense</b>	\$910,800	\$1,798,282	\$1,540,364	\$4,900,498
<b>Expense SqFt</b>	\$8.28	\$7.49	\$7.49	\$7.97
<b>Net Operating Income</b>	\$1,069,200	\$2,713,374	\$2,324,202	\$7,394,214
<b>Full Market Value</b>	\$7,541,000	\$19,343,000	\$16,564,000	\$53,399,000
<b>Market Value per SqFt</b>	\$68.55	\$80.59	\$80.51	\$86.84
<b>Distance from Cooperative in miles</b>		0.32	0.13	0.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07117-0401	4-06704-0001	4-06701-0001	4-06807-0002
<b>Address</b>	196 69 AVENUE	150 75 AVENUE	150 72 ROAD	73 153 STREET
<b>Neighborhood</b>	FRESH MEADOWS	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	148	144	144	120
<b>Year Built</b>	1951	1950	1950	1950
<b>Gross SqFt</b>	116,000	116,784	116,784	97,320
<b>Estimated Gross Income</b>	\$1,741,160	\$1,756,630	\$1,739,846	\$1,460,585
<b>Gross Income per SqFt</b>	\$15.01	\$15.04	\$14.90	\$15.01
<b>Estimated Expense</b>	\$798,080	\$805,600	\$798,870	\$669,836
<b>Expense SqFt</b>	\$6.88	\$6.90	\$6.84	\$6.88
<b>Net Operating Income</b>	\$943,080	\$951,030	\$940,976	\$790,749
<b>Full Market Value</b>	\$6,327,000	\$6,384,000	\$6,299,000	\$5,305,000
<b>Market Value per SqFt</b>	\$54.54	\$54.67	\$53.94	\$54.51
<b>Distance from Cooperative in miles</b>		1.98	1.99	1.86

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07341-0012	4-06281-0001	4-06280-0001	4-06277-0050
<b>Address</b>	46 215 PLACE	210 43 AVENUE	209 43 AVENUE	42 212 STREET
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	66	63	42	84
<b>Year Built</b>	1950	1951	1949	1951
<b>Gross SqFt</b>	48,871	46,476	30,934	61,968
<b>Estimated Gross Income</b>	\$816,634	\$763,906	\$516,849	\$1,048,726
<b>Gross Income per SqFt</b>	\$16.71	\$16.44	\$16.71	\$16.92
<b>Estimated Expense</b>	\$359,691	\$349,757	\$227,578	\$430,883
<b>Expense SqFt</b>	\$7.36	\$7.53	\$7.36	\$6.95
<b>Net Operating Income</b>	\$456,943	\$414,149	\$289,271	\$617,843
<b>Full Market Value</b>	\$3,161,000	\$2,852,000	\$2,001,000	\$4,288,000
<b>Market Value per SqFt</b>	\$64.68	\$61.37	\$64.69	\$69.20
<b>Distance from Cooperative in miles</b>		0.37	0.41	0.44

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07342-0028	4-06281-0001	4-06280-0001	
<b>Address</b>	46 215 PLACE	210 43 AVENUE	209 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	69	63	42	
<b>Year Built</b>	1950	1951	1949	
<b>Gross SqFt</b>	51,264	46,476	30,934	
<b>Estimated Gross Income</b>	\$849,957	\$763,906	\$516,849	
<b>Gross Income per SqFt</b>	\$16.58	\$16.44	\$16.71	
<b>Estimated Expense</b>	\$381,917	\$349,757	\$227,578	
<b>Expense SqFt</b>	\$7.45	\$7.53	\$7.36	
<b>Net Operating Income</b>	\$468,040	\$414,149	\$289,271	
<b>Full Market Value</b>	\$3,231,000	\$2,852,000	\$2,001,000	
<b>Market Value per SqFt</b>	\$63.03	\$61.37	\$64.69	
<b>Distance from Cooperative in miles</b>		0.41	0.45	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07347-0007	4-06237-0040	4-06258-0016	
<b>Address</b>	47 215 PLACE	213 41 AVENUE	42 201 STREET	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	39	14	54	
<b>Year Built</b>	1950	1968	1950	
<b>Gross SqFt</b>	29,450	8,577	44,100	
<b>Estimated Gross Income</b>	\$504,184	\$147,598	\$750,608	
<b>Gross Income per SqFt</b>	\$17.12	\$17.21	\$17.02	
<b>Estimated Expense</b>	\$210,568	\$68,622	\$277,233	
<b>Expense SqFt</b>	\$7.15	\$8.00	\$6.29	
<b>Net Operating Income</b>	\$293,616	\$78,976	\$473,375	
<b>Full Market Value</b>	\$2,045,000	\$551,000	\$3,291,000	
<b>Market Value per SqFt</b>	\$69.44	\$64.24	\$74.63	
<b>Distance from Cooperative in miles</b>		0.63	0.93	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07347-0020	4-06237-0040	4-06258-0016	
<b>Address</b>	47 215 PLACE	213 41 AVENUE	42 201 STREET	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	39	14	54	
<b>Year Built</b>	1950	1968	1950	
<b>Gross SqFt</b>	29,450	8,577	44,100	
<b>Estimated Gross Income</b>	\$504,184	\$147,598	\$750,608	
<b>Gross Income per SqFt</b>	\$17.12	\$17.21	\$17.02	
<b>Estimated Expense</b>	\$210,568	\$68,622	\$277,233	
<b>Expense SqFt</b>	\$7.15	\$8.00	\$6.29	
<b>Net Operating Income</b>	\$293,616	\$78,976	\$473,375	
<b>Full Market Value</b>	\$2,045,000	\$551,000	\$3,291,000	
<b>Market Value per SqFt</b>	\$69.44	\$64.24	\$74.63	
<b>Distance from Cooperative in miles</b>		0.63	0.93	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07348-0001	4-06227-0338	4-06260-0032	
<b>Address</b>	215 47 AVENUE	211 42 AVENUE	202 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	156	54	48	
<b>Year Built</b>	1950	1951	1922	
<b>Gross SqFt</b>	118,000	44,928	40,000	
<b>Estimated Gross Income</b>	\$1,746,400	\$654,594	\$600,920	
<b>Gross Income per SqFt</b>	\$14.80	\$14.57	\$15.02	
<b>Estimated Expense</b>	\$790,600	\$313,009	\$256,691	
<b>Expense SqFt</b>	\$6.70	\$6.97	\$6.42	
<b>Net Operating Income</b>	\$955,800	\$341,585	\$344,229	
<b>Full Market Value</b>	\$5,941,000	\$2,270,000	\$2,310,000	
<b>Market Value per SqFt</b>	\$50.35	\$50.53	\$57.75	
<b>Distance from Cooperative in miles</b>		0.60	0.88	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07349-0001	4-06227-0338	4-06260-0032	
<b>Address</b>	47 216 STREET	211 42 AVENUE	202 43 AVENUE	
<b>Neighborhood</b>	BAYSIDE	BAYSIDE	BAYSIDE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	144	54	48	
<b>Year Built</b>	1950	1951	1922	
<b>Gross SqFt</b>	105,000	44,928	40,000	
<b>Estimated Gross Income</b>	\$1,554,000	\$654,594	\$600,920	
<b>Gross Income per SqFt</b>	\$14.80	\$14.57	\$15.02	
<b>Estimated Expense</b>	\$703,500	\$313,009	\$256,691	
<b>Expense SqFt</b>	\$6.70	\$6.97	\$6.42	
<b>Net Operating Income</b>	\$850,500	\$341,585	\$344,229	
<b>Full Market Value</b>	\$5,276,000	\$2,270,000	\$2,310,000	
<b>Market Value per SqFt</b>	\$50.25	\$50.53	\$57.75	
<b>Distance from Cooperative in miles</b>		0.63	0.92	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07474-0050	4-05048-0001	4-03360-9001	
<b>Address</b>	220 46 AVENUE	143 BARCLAY AVENUE	123 83 AVENUE	
<b>Neighborhood</b>	BAYSIDE	FLUSHING-NORTH	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	314	168	249	
<b>Year Built</b>	1961	1950	1974	
<b>Gross SqFt</b>	336,200	161,048	280,588	
<b>Estimated Gross Income</b>	\$4,784,126	\$2,401,423	\$3,803,308	
<b>Gross Income per SqFt</b>	\$14.23	\$14.91	\$13.55	
<b>Estimated Expense</b>	\$2,175,214	\$993,100	\$1,897,008	
<b>Expense SqFt</b>	\$6.47	\$6.17	\$6.76	
<b>Net Operating Income</b>	\$2,608,912	\$1,408,323	\$1,906,300	
<b>Full Market Value</b>	\$17,214,000	\$9,428,000	\$12,372,000	
<b>Market Value per SqFt</b>	\$51.20	\$58.54	\$44.09	
<b>Distance from Cooperative in miles</b>		3.30	4.91	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07628-0002	4-07660-0002	4-07672-0002	4-07644-0002
<b>Address</b>	67 BELL BOULEVARD	224 64 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	134	177	224	96
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	132,300	138,500	174,200	74,650
<b>Estimated Gross Income</b>	\$2,829,897	\$2,927,021	\$3,725,298	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.13	\$21.39	\$21.39
<b>Estimated Expense</b>	\$1,414,949	\$1,104,709	\$1,527,372	\$578,582
<b>Expense SqFt</b>	\$10.70	\$7.98	\$8.77	\$7.75
<b>Net Operating Income</b>	\$1,414,948	\$1,822,312	\$2,197,926	\$1,017,974
<b>Full Market Value</b>	\$9,075,000	\$13,309,000	\$15,004,000	\$6,437,000
<b>Market Value per SqFt</b>	\$68.59	\$96.09	\$86.13	\$86.23
<b>Distance from Cooperative in miles</b>		0.46	0.45	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07629-0002	4-07672-0002	4-07117-0008	4-07117-0300
<b>Address</b>	68 BELL BOULEVARD	224 69 AVENUE	67 192 STREET	188 PECK AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	197	224	215	250
<b>Year Built</b>	1949	1949	1950	1950
<b>Gross SqFt</b>	208,800	174,200	205,744	240,012
<b>Estimated Gross Income</b>	\$3,925,440	\$3,725,298	\$3,864,566	\$4,511,656
<b>Gross Income per SqFt</b>	\$18.80	\$21.39	\$18.78	\$18.80
<b>Estimated Expense</b>	\$1,962,720	\$1,527,372	\$1,540,364	\$1,798,282
<b>Expense SqFt</b>	\$9.40	\$8.77	\$7.49	\$7.49
<b>Net Operating Income</b>	\$1,962,720	\$2,197,926	\$2,324,202	\$2,713,374
<b>Full Market Value</b>	\$13,991,000	\$15,004,000	\$16,564,000	\$19,343,000
<b>Market Value per SqFt</b>	\$67.01	\$86.13	\$80.51	\$80.59
<b>Distance from Cooperative in miles</b>		0.46	1.21	1.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07632-0002	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	67 SPRINGFIELD BOULEVARD	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	467	224	177	96
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	554,300	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$11,856,477	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$5,928,239	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.70	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$5,928,238	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$43,395,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$78.29	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.33	0.37	0.35

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07633-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	213 73 AVENUE	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	200	224	177	96
<b>Year Built</b>	1950	1949	1949	1949
<b>Gross SqFt</b>	145,200	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$3,105,828	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,552,914	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.70	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,552,914	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$9,966,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$68.64	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.75	0.79	0.70

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07636-0007	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	69 213 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	128	177	224	684
<b>Year Built</b>	1958	1949	1949	1950
<b>Gross SqFt</b>	93,500	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,816,705	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$19.43	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$908,353	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$9.72	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$908,352	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$6,418,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$68.64	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		0.67	0.63	1.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07638-0012	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	69 215 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	48	177	224	684
<b>Year Built</b>	1950	1949	1949	1950
<b>Gross SqFt</b>	34,100	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$662,563	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$19.43	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$331,282	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$9.72	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$331,281	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$2,343,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$68.71	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		0.60	0.56	1.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07648-0002	4-07660-0002	4-07672-0002	4-07644-0002
<b>Address</b>	224 HOR HARDING EXPWY SR	224 64 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	168	177	224	96
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	132,300	138,500	174,200	74,650
<b>Estimated Gross Income</b>	\$2,829,897	\$2,927,021	\$3,725,298	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.13	\$21.39	\$21.39
<b>Estimated Expense</b>	\$1,160,271	\$1,104,709	\$1,527,372	\$578,582
<b>Expense SqFt</b>	\$8.77	\$7.98	\$8.77	\$7.75
<b>Net Operating Income</b>	\$1,669,626	\$1,822,312	\$2,197,926	\$1,017,974
<b>Full Market Value</b>	\$9,075,000	\$13,309,000	\$15,004,000	\$6,437,000
<b>Market Value per SqFt</b>	\$68.59	\$96.09	\$86.13	\$86.23
<b>Distance from Cooperative in miles</b>		0.14	0.29	0.16

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07656-0002	4-07644-0002	4-07660-0002	4-07672-0002
<b>Address</b>	221 64 AVENUE	61 SPRINGFIELD BOULEVARD	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	136	96	177	224
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	107,988	74,650	138,500	174,200
<b>Estimated Gross Income</b>	\$2,309,863	\$1,596,556	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,154,932	\$578,582	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.70	\$7.75	\$7.98	\$8.77
<b>Net Operating Income</b>	\$1,154,931	\$1,017,974	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$5,433,000	\$6,437,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$50.31	\$86.23	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		0.15	0.20	0.25

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07668-0010	4-07644-0002	4-07660-0002	4-07672-0002
<b>Address</b>	222 69 AVENUE	61 SPRINGFIELD BOULEVARD	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	156	96	177	224
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	120,600	74,650	138,500	174,200
<b>Estimated Gross Income</b>	\$2,579,634	\$1,596,556	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,289,817	\$578,582	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.70	\$7.75	\$7.98	\$8.77
<b>Net Operating Income</b>	\$1,289,817	\$1,017,974	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$6,062,000	\$6,437,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$50.27	\$86.23	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		0.30	0.23	0.17

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07670-0002	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	223 65 AVENUE	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	188	224	177	96
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	147,700	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$3,159,303	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,579,652	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.70	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,579,651	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$7,429,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$50.30	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.14	0.13	0.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07732-0002	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	73 BELL BOULEVARD	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	583	1,201	121	152
<b>Year Built</b>	1952	1947	1969	1973
<b>Gross SqFt</b>	486,792	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$8,301,900	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$17.05	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$4,016,034	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$4,285,866	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$29,813,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$61.24	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		1.20	3.00	3.22

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07732-0150	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	210 75 AVENUE	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	270	1,201	121	152
<b>Year Built</b>	1952	1947	1969	1973
<b>Gross SqFt</b>	243,396	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$4,138,000	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$17.00	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$2,008,017	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$2,129,983	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$14,806,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$60.83	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		1.20	3.00	3.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07738-0001	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	73 BELL BOULEVARD	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	180	1,201	121	152
<b>Year Built</b>	1952	1947	1969	1973
<b>Gross SqFt</b>	162,264	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$2,784,900	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$17.16	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$1,338,678	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$1,446,222	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$10,076,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$62.10	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		1.37	2.98	3.21

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07739-0003	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	73 217 STREET	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	194	224	177	96
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	152,364	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$3,259,066	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,629,533	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.70	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,629,533	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$10,098,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$66.28	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.47	0.56	0.58

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07742-0003	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	73 SPRINGFIELD BOULEVARD	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	276	224	177	96
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	221,621	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$4,740,473	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$2,370,237	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.70	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$2,370,236	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$14,701,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$66.33	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.38	0.49	0.55

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07748-0400	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	75 210 STREET	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	270	1,201	121	152
<b>Year Built</b>	1965	1947	1969	1973
<b>Gross SqFt</b>	243,396	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$4,218,700	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$17.33	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$2,008,017	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$2,210,683	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$13,241,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$54.40	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		1.26	3.17	3.39

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07748-0500	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	213 75 AVENUE	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	567	1,201	121	152
<b>Year Built</b>	1965	1947	1969	1973
<b>Gross SqFt</b>	644,836	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$11,015,800	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$17.08	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$5,319,897	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$5,695,903	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$34,198,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$53.03	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		1.26	3.17	3.39

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07755-0003	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	219 74 AVENUE	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	126	224	177	96
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	124,662	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$2,666,520	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$21.39	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,333,260	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.69	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,333,260	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$8,547,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$68.56	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		0.45	0.56	0.61

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07761-0060	4-10499-0083	4-09884-0001	4-09937-0025
<b>Address</b>	216 77 AVENUE	188 87 DRIVE	175 HIGHLAND AVENUE	178 WEXFORD TERRACE
<b>Neighborhood</b>	OAKLAND GARDENS	HOLLISWOOD	JAMAICA ESTATES	JAMAICA ESTATES
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	95	52	73
<b>Year Built</b>	1952	1950	1940	1956
<b>Gross SqFt</b>	43,140	68,466	48,252	57,186
<b>Estimated Gross Income</b>	\$748,048	\$1,187,206	\$713,897	\$1,019,579
<b>Gross Income per SqFt</b>	\$17.34	\$17.34	\$14.80	\$17.83
<b>Estimated Expense</b>	\$333,041	\$528,361	\$274,325	\$393,233
<b>Expense SqFt</b>	\$7.72	\$7.72	\$5.69	\$6.88
<b>Net Operating Income</b>	\$415,007	\$658,845	\$439,572	\$626,346
<b>Full Market Value</b>	\$2,899,000	\$4,604,000	\$2,936,000	\$4,406,000
<b>Market Value per SqFt</b>	\$67.20	\$67.25	\$60.85	\$77.05
<b>Distance from Cooperative in miles</b>		1.74	2.38	2.26

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07840-0002	4-10723-0001	4-10668-0001	4-10688-0002
<b>Address</b>	224 SPRINGFIELD BOULEVARD	90 BRADDOCK AVENUE	89 221 PLACE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	120	88	66	60
<b>Year Built</b>	1950	1950	1949	1950
<b>Gross SqFt</b>	100,886	67,700	47,776	45,479
<b>Estimated Gross Income</b>	\$1,706,991	\$1,145,599	\$822,572	\$714,542
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.22	\$15.71
<b>Estimated Expense</b>	\$727,388	\$487,990	\$361,163	\$306,920
<b>Expense SqFt</b>	\$7.21	\$7.21	\$7.56	\$6.75
<b>Net Operating Income</b>	\$979,603	\$657,609	\$461,409	\$407,622
<b>Full Market Value</b>	\$6,799,000	\$4,565,000	\$3,218,000	\$2,772,000
<b>Market Value per SqFt</b>	\$67.39	\$67.43	\$67.36	\$60.95
<b>Distance from Cooperative in miles</b>		0.81	0.73	0.60

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07842-0033	4-10723-0001	4-10668-0001	4-10688-0002
<b>Address</b>	224 SPRINGFIELD BOULEVARD	90 BRADDOCK AVENUE	89 221 PLACE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	120	88	66	60
<b>Year Built</b>	1950	1950	1949	1950
<b>Gross SqFt</b>	102,144	67,700	47,776	45,479
<b>Estimated Gross Income</b>	\$1,728,276	\$1,145,599	\$822,572	\$714,542
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.22	\$15.71
<b>Estimated Expense</b>	\$736,458	\$487,990	\$361,163	\$306,920
<b>Expense SqFt</b>	\$7.21	\$7.21	\$7.56	\$6.75
<b>Net Operating Income</b>	\$991,818	\$657,609	\$461,409	\$407,622
<b>Full Market Value</b>	\$6,884,000	\$4,565,000	\$3,218,000	\$2,772,000
<b>Market Value per SqFt</b>	\$67.40	\$67.43	\$67.36	\$60.95
<b>Distance from Cooperative in miles</b>		0.74	0.66	0.49

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07844-0002	4-10723-0001	4-10668-0001	4-10688-0002
<b>Address</b>	78 CLOVERDALE BOULEVARD	90 BRADDOCK AVENUE	89 221 PLACE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	198	88	66	60
<b>Year Built</b>	1950	1950	1949	1950
<b>Gross SqFt</b>	157,223	67,700	47,776	45,479
<b>Estimated Gross Income</b>	\$2,660,213	\$1,145,599	\$822,572	\$714,542
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.22	\$15.71
<b>Estimated Expense</b>	\$1,133,578	\$487,990	\$361,163	\$306,920
<b>Expense SqFt</b>	\$7.21	\$7.21	\$7.56	\$6.75
<b>Net Operating Income</b>	\$1,526,635	\$657,609	\$461,409	\$407,622
<b>Full Market Value</b>	\$10,596,000	\$4,565,000	\$3,218,000	\$2,772,000
<b>Market Value per SqFt</b>	\$67.39	\$67.43	\$67.36	\$60.95
<b>Distance from Cooperative in miles</b>		0.70	0.63	0.54

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07847-0001	4-10668-0001	4-10723-0001	4-10688-0002
<b>Address</b>	229 GRAND CENTRAL PARKWAY	89 221 PLACE	90 BRADDOCK AVENUE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	68	66	88	60
<b>Year Built</b>	1950	1949	1950	1950
<b>Gross SqFt</b>	55,374	47,776	67,700	45,479
<b>Estimated Gross Income</b>	\$936,928	\$822,572	\$1,145,599	\$714,542
<b>Gross Income per SqFt</b>	\$16.92	\$17.22	\$16.92	\$15.71
<b>Estimated Expense</b>	\$399,247	\$361,163	\$487,990	\$306,920
<b>Expense SqFt</b>	\$7.21	\$7.56	\$7.21	\$6.75
<b>Net Operating Income</b>	\$537,681	\$461,409	\$657,609	\$407,622
<b>Full Market Value</b>	\$3,732,000	\$3,218,000	\$4,565,000	\$2,772,000
<b>Market Value per SqFt</b>	\$67.40	\$67.36	\$67.43	\$60.95
<b>Distance from Cooperative in miles</b>		0.63	0.69	0.60

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07848-0001	4-10687-0035	4-07943-0050	4-10723-0001
<b>Address</b>	230 GRAND CENTRAL PARKWAY	218 HILLSIDE AVENUE	87 WINCHESTER BOULEVARD	90 BRADDOCK AVENUE
<b>Neighborhood</b>	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	44	60	48	88
<b>Year Built</b>	1950	1950	1965	1950
<b>Gross SqFt</b>	36,650	45,479	24,480	67,700
<b>Estimated Gross Income</b>	\$620,118	\$714,541	\$473,153	\$1,145,599
<b>Gross Income per SqFt</b>	\$16.92	\$15.71	\$19.33	\$16.92
<b>Estimated Expense</b>	\$264,247	\$315,033	\$188,693	\$487,990
<b>Expense SqFt</b>	\$7.21	\$6.93	\$7.71	\$7.21
<b>Net Operating Income</b>	\$355,871	\$399,508	\$284,460	\$657,609
<b>Full Market Value</b>	\$2,470,000	\$2,311,000	\$2,040,000	\$4,565,000
<b>Market Value per SqFt</b>	\$67.39	\$50.81	\$83.33	\$67.43
<b>Distance from Cooperative in miles</b>		0.69	0.46	0.70

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07912-0002	4-10814-0008	4-10499-0075	4-10821-0070
<b>Address</b>	80 SPRINGFIELD BOULEVARD	224 224 STREET	190 HILLSIDE AVENUE	91 195 STREET
<b>Neighborhood</b>	HOLLIS HILLS	QUEENS VILLAGE	HOLLISWOOD	HOLLIS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	96	94	110	84
<b>Year Built</b>	1956	1963	1960	1949
<b>Gross SqFt</b>	107,076	81,900	100,116	74,361
<b>Estimated Gross Income</b>	\$1,629,697	\$1,295,851	\$1,407,006	\$1,131,768
<b>Gross Income per SqFt</b>	\$15.22	\$15.82	\$14.05	\$15.22
<b>Estimated Expense</b>	\$757,027	\$553,306	\$635,013	\$525,706
<b>Expense SqFt</b>	\$7.07	\$6.76	\$6.34	\$7.07
<b>Net Operating Income</b>	\$872,670	\$742,545	\$771,993	\$606,062
<b>Full Market Value</b>	\$4,537,000	\$5,059,000	\$5,072,000	\$4,084,000
<b>Market Value per SqFt</b>	\$42.37	\$61.77	\$50.66	\$54.92
<b>Distance from Cooperative in miles</b>		1.23	2.01	1.96

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07912-0050	4-09814-0006	4-10499-0075	
<b>Address</b>	226 UNION TURNPIKE	88 164 STREET	190 HILLSIDE AVENUE	
<b>Neighborhood</b>	HOLLIS HILLS	JAMAICA	HOLLISWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	192	162	110	
<b>Year Built</b>	1956	1962	1960	
<b>Gross SqFt</b>	214,152	156,240	100,116	
<b>Estimated Gross Income</b>	\$2,876,061	\$2,000,799	\$1,407,006	
<b>Gross Income per SqFt</b>	\$13.43	\$12.81	\$14.05	
<b>Estimated Expense</b>	\$1,325,601	\$941,720	\$635,013	
<b>Expense SqFt</b>	\$6.19	\$6.03	\$6.34	
<b>Net Operating Income</b>	\$1,550,460	\$1,059,079	\$771,993	
<b>Full Market Value</b>	\$10,033,000	\$6,738,000	\$5,072,000	
<b>Market Value per SqFt</b>	\$46.85	\$43.13	\$50.66	
<b>Distance from Cooperative in miles</b>		3.33	2.01	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07914-0002	4-10686-0001	4-06793-0126	4-10698-0006
<b>Address</b>	221 MANOR ROAD	217 HILLSIDE AVENUE	154 71 AVENUE	93 218 STREET
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	FLUSHING-SOUTH	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	350	15	180	46
<b>Year Built</b>	1951	1949	1952	1928
<b>Gross SqFt</b>	489,600	10,870	147,558	45,760
<b>Estimated Gross Income</b>	\$6,795,648	\$151,886	\$2,048,383	\$546,574
<b>Gross Income per SqFt</b>	\$13.88	\$13.97	\$13.88	\$11.94
<b>Estimated Expense</b>	\$3,681,792	\$69,744	\$1,110,058	\$198,590
<b>Expense SqFt</b>	\$7.52	\$6.42	\$7.52	\$4.34
<b>Net Operating Income</b>	\$3,113,856	\$82,142	\$938,325	\$347,984
<b>Full Market Value</b>	\$16,205,000	\$539,000	\$6,140,000	\$2,157,000
<b>Market Value per SqFt</b>	\$33.10	\$49.59	\$41.61	\$47.14
<b>Distance from Cooperative in miles</b>		0.35	3.64	0.86

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07929-0002	4-10687-0035	4-10688-0002	4-10684-0022
<b>Address</b>	224 HILLSIDE AVENUE	218 HILLSIDE AVENUE	218 HILLSIDE AVENUE	215 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	200	60	60	26
<b>Year Built</b>	1951	1950	1950	1949
<b>Gross SqFt</b>	257,000	45,479	45,479	20,403
<b>Estimated Gross Income</b>	\$4,037,470	\$714,541	\$714,542	\$306,774
<b>Gross Income per SqFt</b>	\$15.71	\$15.71	\$15.71	\$15.04
<b>Estimated Expense</b>	\$1,781,010	\$315,033	\$306,920	\$144,184
<b>Expense SqFt</b>	\$6.93	\$6.93	\$6.75	\$7.07
<b>Net Operating Income</b>	\$2,256,460	\$399,508	\$407,622	\$162,590
<b>Full Market Value</b>	\$15,346,000	\$2,311,000	\$2,772,000	\$1,091,000
<b>Market Value per SqFt</b>	\$59.71	\$50.81	\$60.95	\$53.47
<b>Distance from Cooperative in miles</b>		0.34	0.29	0.49

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07943-0200	4-10687-0035	4-10684-0022	4-10591-0072
<b>Address</b>	227 HILLSIDE AVENUE	218 HILLSIDE AVENUE	215 HILLSIDE AVENUE	209 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	HOLLISWOOD
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	168	60	26	25
<b>Year Built</b>	1951	1950	1949	1949
<b>Gross SqFt</b>	128,000	45,479	20,403	19,166
<b>Estimated Gross Income</b>	\$1,934,080	\$714,541	\$306,774	\$289,508
<b>Gross Income per SqFt</b>	\$15.11	\$15.71	\$15.04	\$15.11
<b>Estimated Expense</b>	\$908,800	\$315,033	\$144,184	\$136,069
<b>Expense SqFt</b>	\$7.10	\$6.93	\$7.07	\$7.10
<b>Net Operating Income</b>	\$1,025,280	\$399,508	\$162,590	\$153,439
<b>Full Market Value</b>	\$6,219,000	\$2,311,000	\$1,091,000	\$1,032,000
<b>Market Value per SqFt</b>	\$48.59	\$50.81	\$53.47	\$53.85
<b>Distance from Cooperative in miles</b>		0.46	0.61	1.08

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07945-0025	4-10687-0035	4-10684-0022	4-10591-0060
<b>Address</b>	224 HILLSIDE AVENUE	218 HILLSIDE AVENUE	215 HILLSIDE AVENUE	210 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	HOLLISWOOD
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	132	60	26	25
<b>Year Built</b>	1951	1950	1949	1949
<b>Gross SqFt</b>	140,000	45,479	20,403	19,500
<b>Estimated Gross Income</b>	\$2,105,600	\$714,541	\$306,774	\$289,508
<b>Gross Income per SqFt</b>	\$15.04	\$15.71	\$15.04	\$14.85
<b>Estimated Expense</b>	\$989,800	\$315,033	\$144,184	\$136,069
<b>Expense SqFt</b>	\$7.07	\$6.93	\$7.07	\$6.98
<b>Net Operating Income</b>	\$1,115,800	\$399,508	\$162,590	\$153,439
<b>Full Market Value</b>	\$7,490,000	\$2,311,000	\$1,091,000	\$1,026,000
<b>Market Value per SqFt</b>	\$53.50	\$50.81	\$53.47	\$52.62
<b>Distance from Cooperative in miles</b>		0.32	0.47	0.93

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-07968-0031	4-10814-0008	4-10789-0279	4-10821-0018
<b>Address</b>	222 BRADDOCK AVENUE	224 224 STREET	95 222 STREET	91 193 STREET
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	HOLLIS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	94	110	81
<b>Year Built</b>	1964	1963	1964	1959
<b>Gross SqFt</b>	39,700	81,900	98,116	72,791
<b>Estimated Gross Income</b>	\$596,294	\$1,295,851	\$1,244,337	\$973,249
<b>Gross Income per SqFt</b>	\$15.02	\$15.82	\$12.68	\$13.37
<b>Estimated Expense</b>	\$220,335	\$553,306	\$587,468	\$394,340
<b>Expense SqFt</b>	\$5.55	\$6.76	\$5.99	\$5.42
<b>Net Operating Income</b>	\$375,959	\$742,545	\$656,869	\$578,909
<b>Full Market Value</b>	\$1,960,000	\$5,059,000	\$4,163,000	\$3,739,000
<b>Market Value per SqFt</b>	\$49.37	\$61.77	\$42.43	\$51.37
<b>Distance from Cooperative in miles</b>		0.64	0.80	2.02

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08059-0001	4-06280-0001	4-06227-0330	4-06227-0338
<b>Address</b>	38 WEST DRIVE	209 43 AVENUE	212 42 AVENUE	211 42 AVENUE
<b>Neighborhood</b>	DOUGLASTON	BAYSIDE	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C9-WALK-UP
<b>Total Units</b>	32	42	32	54
<b>Year Built</b>	1930	1949	1960	1951
<b>Gross SqFt</b>	35,000	30,934	28,328	44,928
<b>Estimated Gross Income</b>	\$509,950	\$516,849	\$345,556	\$654,594
<b>Gross Income per SqFt</b>	\$14.57	\$16.71	\$12.20	\$14.57
<b>Estimated Expense</b>	\$243,950	\$227,578	\$177,061	\$313,009
<b>Expense SqFt</b>	\$6.97	\$7.36	\$6.25	\$6.97
<b>Net Operating Income</b>	\$266,000	\$289,271	\$168,495	\$341,585
<b>Full Market Value</b>	\$1,768,000	\$2,001,000	\$1,053,000	\$2,270,000
<b>Market Value per SqFt</b>	\$50.51	\$64.69	\$37.17	\$50.53
<b>Distance from Cooperative in miles</b>		1.35	1.23	1.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08092-0028	4-10821-0001	4-05294-0006	
<b>Address</b>	44 DOUGLASTON PARKWAY	91 193 STREET	36 167 STREET	
<b>Neighborhood</b>	DOUGLASTON	HOLLIS	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	44	45	73	
<b>Year Built</b>	1963	1959	1942	
<b>Gross SqFt</b>	29,388	45,000	66,795	
<b>Estimated Gross Income</b>	\$459,922	\$566,583	\$1,086,965	
<b>Gross Income per SqFt</b>	\$15.65	\$12.59	\$16.27	
<b>Estimated Expense</b>	\$153,993	\$239,022	\$329,623	
<b>Expense SqFt</b>	\$5.24	\$5.31	\$4.93	
<b>Net Operating Income</b>	\$305,929	\$327,561	\$757,342	
<b>Full Market Value</b>	\$1,924,000	\$2,071,000	\$3,666,000	
<b>Market Value per SqFt</b>	\$65.47	\$46.02	\$54.88	
<b>Distance from Cooperative in miles</b>		3.86	2.75	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08100-0002	4-08092-0005	4-05287-0020	
<b>Address</b>	42 DOUGLASTON PARKWAY	43 DOUGLASTON PARKWAY	36 165 STREET	
<b>Neighborhood</b>	DOUGLASTON	DOUGLASTON	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR	
<b>Total Units</b>	92	148	90	
<b>Year Built</b>	1964	1963	1930	
<b>Gross SqFt</b>	101,535	114,402	87,978	
<b>Estimated Gross Income</b>	\$1,657,051	\$1,958,920	\$1,364,858	
<b>Gross Income per SqFt</b>	\$16.32	\$17.12	\$15.51	
<b>Estimated Expense</b>	\$698,561	\$832,458	\$570,322	
<b>Expense SqFt</b>	\$6.88	\$7.28	\$6.48	
<b>Net Operating Income</b>	\$958,490	\$1,126,462	\$794,536	
<b>Full Market Value</b>	\$6,590,000	\$7,647,000	\$5,383,000	
<b>Market Value per SqFt</b>	\$64.90	\$66.84	\$61.19	
<b>Distance from Cooperative in miles</b>		0.16	2.83	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08107-0024	4-08789-0031	4-05003-0019	
<b>Address</b>	43 DOUGLASTON PARKWAY	259 HILLSIDE AVENUE	144 35 AVENUE	
<b>Neighborhood</b>	DOUGLASTON	FLORAL PARK	FLUSHING-NORTH	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	68	50	58	
<b>Year Built</b>	1961	1960	1929	
<b>Gross SqFt</b>	61,578	42,442	59,100	
<b>Estimated Gross Income</b>	\$821,451	\$566,937	\$787,147	
<b>Gross Income per SqFt</b>	\$13.34	\$13.36	\$13.32	
<b>Estimated Expense</b>	\$373,778	\$238,461	\$384,527	
<b>Expense SqFt</b>	\$6.07	\$5.62	\$6.51	
<b>Net Operating Income</b>	\$447,673	\$328,476	\$402,620	
<b>Full Market Value</b>	\$2,890,000	\$2,121,000	\$2,598,000	
<b>Market Value per SqFt</b>	\$46.93	\$49.97	\$43.96	
<b>Distance from Cooperative in miles</b>		2.90	4.01	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08178-0008	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	241 NORTHERN BOULEVARD	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	DOUGLASTON	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	89	1,201	121	152
<b>Year Built</b>	1964	1947	1969	1973
<b>Gross SqFt</b>	113,332	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$2,093,800	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$18.47	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$963,148	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.50	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$1,130,652	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$7,425,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$65.52	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		2.77	1.94	2.22

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08256-0108	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	54 LITTLE NECK PARKWAY	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	LITTLE NECK	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	252	1,201	121	152
<b>Year Built</b>	1962	1947	1969	1973
<b>Gross SqFt</b>	240,925	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$4,368,351	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$18.13	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$1,987,631	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$8.25	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$2,380,720	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$16,821,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$69.82	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		3.59	2.75	3.02

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08263-0147	4-08092-0005	4-10461-0057	4-10499-0083
<b>Address</b>	47 LITTLE NECK PARKWAY	43 DOUGLASTON PARKWAY	88 193 STREET	188 87 DRIVE
<b>Neighborhood</b>	LITTLE NECK	DOUGLASTON	HOLLIS	HOLLISWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	58	148	62	95
<b>Year Built</b>	1961	1963	1939	1950
<b>Gross SqFt</b>	47,040	114,402	53,200	68,466
<b>Estimated Gross Income</b>	\$805,325	\$1,958,920	\$733,303	\$1,187,206
<b>Gross Income per SqFt</b>	\$17.12	\$17.12	\$13.78	\$17.34
<b>Estimated Expense</b>	\$342,451	\$832,458	\$364,066	\$528,361
<b>Expense SqFt</b>	\$7.28	\$7.28	\$6.84	\$7.72
<b>Net Operating Income</b>	\$462,874	\$1,126,462	\$369,237	\$658,845
<b>Full Market Value</b>	\$2,323,000	\$7,647,000	\$1,815,000	\$4,604,000
<b>Market Value per SqFt</b>	\$49.38	\$66.84	\$34.12	\$67.25
<b>Distance from Cooperative in miles</b>		0.80	4.23	4.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08305-0010	4-07117-0003	4-05958-0030	4-05865-0118
<b>Address</b>	245 62 AVENUE	188 64 AVENUE	23 WATERS EDGE DRIVE	16 BELL BOULEVARD
<b>Neighborhood</b>	DOUGLASTON	FRESH MEADOWS	BAYSIDE	BAYSIDE
<b>Building Classification</b>	C6-WALK-UP	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	100	1,201	121	152
<b>Year Built</b>	1953	1947	1969	1973
<b>Gross SqFt</b>	90,518	1,228,778	146,525	147,700
<b>Estimated Gross Income</b>	\$1,815,299	\$22,869,730	\$2,533,399	\$2,952,339
<b>Gross Income per SqFt</b>	\$20.05	\$18.61	\$17.29	\$19.99
<b>Estimated Expense</b>	\$907,650	\$8,614,555	\$864,358	\$1,049,946
<b>Expense SqFt</b>	\$10.03	\$7.01	\$5.90	\$7.11
<b>Net Operating Income</b>	\$907,649	\$14,255,175	\$1,669,041	\$1,902,393
<b>Full Market Value</b>	\$6,319,000	\$95,953,000	\$11,656,000	\$13,745,000
<b>Market Value per SqFt</b>	\$69.81	\$78.09	\$79.55	\$93.06
<b>Distance from Cooperative in miles</b>		3.04	2.82	3.10

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08337-0001	4-07672-0002	4-07644-0002	
<b>Address</b>	57 MARATHON PARKWAY	224 69 AVENUE	61 SPRINGFIELD BOULEVARD	
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	180	224	96	
<b>Year Built</b>	1952	1949	1949	
<b>Gross SqFt</b>	159,428	174,200	74,650	
<b>Estimated Gross Income</b>	\$3,188,560	\$3,725,298	\$1,596,556	
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.39	
<b>Estimated Expense</b>	\$1,594,280	\$1,527,372	\$578,582	
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.75	
<b>Net Operating Income</b>	\$1,594,280	\$2,197,926	\$1,017,974	
<b>Full Market Value</b>	\$10,576,000	\$15,004,000	\$6,437,000	
<b>Market Value per SqFt</b>	\$66.34	\$86.13	\$86.23	
<b>Distance from Cooperative in miles</b>		1.49	1.56	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08349-0036	4-07672-0002	4-07644-0002	
<b>Address</b>	249 60 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD	
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	180	224	96	
<b>Year Built</b>	1953	1949	1949	
<b>Gross SqFt</b>	161,012	174,200	74,650	
<b>Estimated Gross Income</b>	\$3,220,240	\$3,725,298	\$1,596,556	
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.39	
<b>Estimated Expense</b>	\$1,610,120	\$1,527,372	\$578,582	
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.75	
<b>Net Operating Income</b>	\$1,610,120	\$2,197,926	\$1,017,974	
<b>Full Market Value</b>	\$10,675,000	\$15,004,000	\$6,437,000	
<b>Market Value per SqFt</b>	\$66.30	\$86.13	\$86.23	
<b>Distance from Cooperative in miles</b>		1.62	1.70	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08353-0001	4-07672-0002	4-07644-0002	
<b>Address</b>	60 251 STREET	224 69 AVENUE	61 SPRINGFIELD BOULEVARD	
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	168	224	96	
<b>Year Built</b>	1952	1949	1949	
<b>Gross SqFt</b>	152,286	174,200	74,650	
<b>Estimated Gross Income</b>	\$3,045,720	\$3,725,298	\$1,596,556	
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.39	
<b>Estimated Expense</b>	\$1,522,860	\$1,527,372	\$578,582	
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.75	
<b>Net Operating Income</b>	\$1,522,860	\$2,197,926	\$1,017,974	
<b>Full Market Value</b>	\$10,098,000	\$15,004,000	\$6,437,000	
<b>Market Value per SqFt</b>	\$66.31	\$86.13	\$86.23	
<b>Distance from Cooperative in miles</b>		1.44	1.53	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08359-0006	4-07658-0002	4-07660-0002	4-07672-0002
<b>Address</b>	60 LITTLE NECK PARKWAY	223 65 AVENUE	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	80	180	177	224
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	70,124	145,900	138,500	174,200
<b>Estimated Gross Income</b>	\$1,402,480	\$3,126,589	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$20.00	\$21.43	\$21.13	\$21.39
<b>Estimated Expense</b>	\$701,240	\$1,180,007	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.00	\$8.09	\$7.98	\$8.77
<b>Net Operating Income</b>	\$701,240	\$1,946,582	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$4,653,000	\$14,254,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$66.35	\$97.70	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		1.77	1.67	1.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08363-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	251 61 AVENUE	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	216	224	177	96
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	189,016	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$3,780,320	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,890,160	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,890,160	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$12,523,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$66.25	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		1.53	1.50	1.66

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08367-0002	4-07660-0002	4-07672-0002	
<b>Address</b>	255 61 AVENUE	224 64 AVENUE	224 69 AVENUE	
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	92	177	224	
<b>Year Built</b>	1952	1949	1949	
<b>Gross SqFt</b>	82,852	138,500	174,200	
<b>Estimated Gross Income</b>	\$1,657,040	\$2,927,021	\$3,725,298	
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	
<b>Estimated Expense</b>	\$828,520	\$1,104,709	\$1,527,372	
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	
<b>Net Operating Income</b>	\$828,520	\$1,822,312	\$2,197,926	
<b>Full Market Value</b>	\$5,494,000	\$13,309,000	\$15,004,000	
<b>Market Value per SqFt</b>	\$66.31	\$96.09	\$86.13	
<b>Distance from Cooperative in miles</b>		1.62	1.65	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08373-0002	4-07660-0002	4-07660-0002	4-07672-0002
<b>Address</b>	249 63 AVENUE	224 64 AVENUE	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	108	177	177	224
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	96,244	138,500	138,500	174,200
<b>Estimated Gross Income</b>	\$1,924,880	\$2,927,021	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.13	\$21.39
<b>Estimated Expense</b>	\$962,440	\$1,104,709	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.00	\$7.98	\$7.98	\$8.77
<b>Net Operating Income</b>	\$962,440	\$1,822,312	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$6,369,000	\$13,309,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$66.18	\$96.09	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		1.35	1.35	1.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08374-0056	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	252 63 AVENUE	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	LITTLE NECK	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	84	177	224	684
<b>Year Built</b>	1952	1949	1949	1950
<b>Gross SqFt</b>	74,580	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,491,600	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$745,800	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$745,800	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$4,933,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$66.14	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.47	1.49	3.47

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08401-0096	4-07644-0002	4-10668-0001	4-10687-0035
<b>Address</b>	70 260 STREET	61 SPRINGFIELD BOULEVARD	89 221 PLACE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	128	96	66	60
<b>Year Built</b>	1949	1949	1949	1950
<b>Gross SqFt</b>	99,360	74,650	47,776	45,479
<b>Estimated Gross Income</b>	\$1,710,979	\$1,596,556	\$822,572	\$714,541
<b>Gross Income per SqFt</b>	\$17.22	\$21.39	\$17.22	\$15.71
<b>Estimated Expense</b>	\$855,490	\$578,582	\$361,163	\$315,033
<b>Expense SqFt</b>	\$8.61	\$7.75	\$7.56	\$6.93
<b>Net Operating Income</b>	\$855,489	\$1,017,974	\$461,409	\$399,508
<b>Full Market Value</b>	\$5,967,000	\$6,437,000	\$3,218,000	\$2,311,000
<b>Market Value per SqFt</b>	\$60.05	\$86.23	\$67.36	\$50.81
<b>Distance from Cooperative in miles</b>		1.66	1.59	1.81

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08401-0350	4-07660-0002	4-07672-0002	4-07644-0002
<b>Address</b>	251 71 ROAD	224 64 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	144	177	224	96
<b>Year Built</b>	1952	1949	1949	1949
<b>Gross SqFt</b>	121,968	138,500	174,200	74,650
<b>Estimated Gross Income</b>	\$2,439,360	\$2,927,021	\$3,725,298	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$21.39
<b>Estimated Expense</b>	\$1,219,680	\$1,104,709	\$1,527,372	\$578,582
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.75
<b>Net Operating Income</b>	\$1,219,680	\$1,822,312	\$2,197,926	\$1,017,974
<b>Full Market Value</b>	\$8,928,000	\$13,309,000	\$15,004,000	\$6,437,000
<b>Market Value per SqFt</b>	\$73.20	\$96.09	\$86.13	\$86.23
<b>Distance from Cooperative in miles</b>		1.56	1.54	1.76

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08401-0675	4-07672-0002	4-07660-0002	4-07943-0050
<b>Address</b>	251 71 AVENUE	224 69 AVENUE	224 64 AVENUE	87 WINCHESTER BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	256	224	177	48
<b>Year Built</b>	1952	1949	1949	1965
<b>Gross SqFt</b>	217,014	174,200	138,500	24,480
<b>Estimated Gross Income</b>	\$4,340,280	\$3,725,298	\$2,927,021	\$473,153
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$19.33
<b>Estimated Expense</b>	\$2,170,140	\$1,527,372	\$1,104,709	\$188,693
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.71
<b>Net Operating Income</b>	\$2,170,140	\$2,197,926	\$1,822,312	\$284,460
<b>Full Market Value</b>	\$14,371,000	\$15,004,000	\$13,309,000	\$2,040,000
<b>Market Value per SqFt</b>	\$66.22	\$86.13	\$96.09	\$83.33
<b>Distance from Cooperative in miles</b>		1.41	1.44	1.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08440-0001	4-07644-0002	4-07660-0002	
<b>Address</b>	73 LITTLE NECK PARKWAY	61 SPRINGFIELD BOULEVARD	224 64 AVENUE	
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	144	96	177	
<b>Year Built</b>	1948	1949	1949	
<b>Gross SqFt</b>	112,736	74,650	138,500	
<b>Estimated Gross Income</b>	\$2,254,720	\$1,596,556	\$2,927,021	
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	
<b>Estimated Expense</b>	\$1,127,360	\$578,582	\$1,104,709	
<b>Expense SqFt</b>	\$10.00	\$7.75	\$7.98	
<b>Net Operating Income</b>	\$1,127,360	\$1,017,974	\$1,822,312	
<b>Full Market Value</b>	\$8,252,000	\$6,437,000	\$13,309,000	
<b>Market Value per SqFt</b>	\$73.20	\$86.23	\$96.09	
<b>Distance from Cooperative in miles</b>		1.92	1.71	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08441-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	73 255 STREET	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	188	224	177	96
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	145,244	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$2,904,880	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,452,440	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,452,440	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$10,632,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$73.20	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		1.74	1.77	1.98

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08442-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	70 LITTLE NECK PARKWAY	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	228	224	177	96
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	178,384	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$3,567,680	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,783,840	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,783,840	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$13,058,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$73.20	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		1.65	1.67	1.87

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08443-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	260 LANGSTON AVENUE	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	104	224	177	96
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	72,464	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$1,449,280	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$724,640	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$724,640	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$3,521,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$48.59	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		1.60	1.59	1.78

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08446-0001	4-07672-0002	4-07660-0002	4-07644-0002
<b>Address</b>	73 260 STREET	224 69 AVENUE	224 64 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	192	224	177	96
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	145,656	174,200	138,500	74,650
<b>Estimated Gross Income</b>	\$2,913,120	\$3,725,298	\$2,927,021	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,456,560	\$1,527,372	\$1,104,709	\$578,582
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.75
<b>Net Operating Income</b>	\$1,456,560	\$2,197,926	\$1,822,312	\$1,017,974
<b>Full Market Value</b>	\$10,662,000	\$15,004,000	\$13,309,000	\$6,437,000
<b>Market Value per SqFt</b>	\$73.20	\$86.13	\$96.09	\$86.23
<b>Distance from Cooperative in miles</b>		1.84	1.86	2.07

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08447-0001	4-07672-0002	4-07644-0002	4-07943-0050
<b>Address</b>	71 260 STREET	224 69 AVENUE	61 SPRINGFIELD BOULEVARD	87 WINCHESTER BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	248	224	96	48
<b>Year Built</b>	1948	1949	1949	1965
<b>Gross SqFt</b>	174,680	174,200	74,650	24,480
<b>Estimated Gross Income</b>	\$3,493,600	\$3,725,298	\$1,596,556	\$473,153
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.39	\$19.33
<b>Estimated Expense</b>	\$1,746,800	\$1,527,372	\$578,582	\$188,693
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.75	\$7.71
<b>Net Operating Income</b>	\$1,746,800	\$2,197,926	\$1,017,974	\$284,460
<b>Full Market Value</b>	\$11,566,000	\$15,004,000	\$6,437,000	\$2,040,000
<b>Market Value per SqFt</b>	\$66.21	\$86.13	\$86.23	\$83.33
<b>Distance from Cooperative in miles</b>		1.79	2.01	1.82

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08448-0001	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	70 261 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	120	177	224	684
<b>Year Built</b>	1948	1949	1949	1950
<b>Gross SqFt</b>	84,160	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,683,200	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$841,600	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$841,600	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$5,577,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$66.27	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.84	1.83	3.83

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08449-0001	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	264 LANGSTON AVENUE	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	88	177	224	684
<b>Year Built</b>	1949	1949	1949	1950
<b>Gross SqFt</b>	61,480	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,229,600	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$614,800	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$614,800	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$4,075,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$66.28	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		2.00	1.99	3.99

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08450-0001	4-07660-0002	4-07672-0002	
<b>Address</b>	264 LANGSTON AVENUE	224 64 AVENUE	224 69 AVENUE	
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	180	177	224	
<b>Year Built</b>	1948	1949	1949	
<b>Gross SqFt</b>	126,240	138,500	174,200	
<b>Estimated Gross Income</b>	\$2,524,800	\$2,927,021	\$3,725,298	
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	
<b>Estimated Expense</b>	\$1,262,400	\$1,104,709	\$1,527,372	
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	
<b>Net Operating Income</b>	\$1,262,400	\$1,822,312	\$2,197,926	
<b>Full Market Value</b>	\$9,244,000	\$13,309,000	\$15,004,000	
<b>Market Value per SqFt</b>	\$73.23	\$96.09	\$86.13	
<b>Distance from Cooperative in miles</b>		2.02	2.00	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08489-0001	4-07117-0003	4-08092-0033	4-05865-0118
<b>Address</b>	269 GRAND CENTRAL PARKWAY	188 64 AVENUE	44 DOUGLASTON PARKWAY	16 BELL BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	FRESH MEADOWS	DOUGLASTON	BAYSIDE
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	1,866	1,201	66	152
<b>Year Built</b>	1972	1947	1976	1973
<b>Gross SqFt</b>	3,750,565	1,228,778	66,342	147,700
<b>Estimated Gross Income</b>	\$79,491,000	\$22,869,730	\$1,527,569	\$2,952,339
<b>Gross Income per SqFt</b>	\$21.19	\$18.61	\$23.03	\$19.99
<b>Estimated Expense</b>	\$29,240,000	\$8,614,555	\$525,867	\$1,049,946
<b>Expense SqFt</b>	\$7.80	\$7.01	\$7.93	\$7.11
<b>Net Operating Income</b>	\$50,251,000	\$14,255,175	\$1,001,702	\$1,902,393
<b>Full Market Value</b>	\$300,200,000	\$95,953,000	\$6,219,000	\$13,745,000
<b>Market Value per SqFt</b>	\$80.04	\$78.09	\$93.74	\$93.06
<b>Distance from Cooperative in miles</b>		3.82	1.82	3.88

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08490-0002	4-07660-0002	4-07672-0002	4-07644-0002
<b>Address</b>	245 76 AVENUE	224 64 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	168	177	224	96
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	123,120	138,500	174,200	74,650
<b>Estimated Gross Income</b>	\$2,462,400	\$2,927,021	\$3,725,298	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$21.39
<b>Estimated Expense</b>	\$1,231,200	\$1,104,709	\$1,527,372	\$578,582
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.75
<b>Net Operating Income</b>	\$1,231,200	\$1,822,312	\$2,197,926	\$1,017,974
<b>Full Market Value</b>	\$9,013,000	\$13,309,000	\$15,004,000	\$6,437,000
<b>Market Value per SqFt</b>	\$73.21	\$96.09	\$86.13	\$86.23
<b>Distance from Cooperative in miles</b>		1.44	1.38	1.67

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08492-0002	4-07660-0002	4-07672-0002	4-07644-0002
<b>Address</b>	76 COMMONWEALTH BOULEVARD	224 64 AVENUE	224 69 AVENUE	61 SPRINGFIELD BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	168	177	224	96
<b>Year Built</b>	1947	1949	1949	1949
<b>Gross SqFt</b>	120,336	138,500	174,200	74,650
<b>Estimated Gross Income</b>	\$2,406,720	\$2,927,021	\$3,725,298	\$1,596,556
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$21.39
<b>Estimated Expense</b>	\$1,203,360	\$1,104,709	\$1,527,372	\$578,582
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.75
<b>Net Operating Income</b>	\$1,203,360	\$1,822,312	\$2,197,926	\$1,017,974
<b>Full Market Value</b>	\$7,969,000	\$13,309,000	\$15,004,000	\$6,437,000
<b>Market Value per SqFt</b>	\$66.22	\$96.09	\$86.13	\$86.23
<b>Distance from Cooperative in miles</b>		1.43	1.36	1.66

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08496-0002	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	76 249 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	112	177	224	684
<b>Year Built</b>	1948	1949	1949	1950
<b>Gross SqFt</b>	82,320	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,646,400	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$823,200	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$823,200	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$5,714,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$69.41	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.54	1.47	3.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08510-0031	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	75 255 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	96	177	224	684
<b>Year Built</b>	1948	1949	1949	1950
<b>Gross SqFt</b>	74,046	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$1,480,920	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$740,460	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$740,460	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$4,916,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$66.39	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.80	1.75	3.69

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08511-0002	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	254 74 AVENUE	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	144	177	224	684
<b>Year Built</b>	1948	1949	1949	1950
<b>Gross SqFt</b>	112,112	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$2,242,240	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$1,121,120	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$1,121,120	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$7,820,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$69.75	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.76	1.71	3.66

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08513-0020	4-07660-0002	4-07672-0002	4-07115-0002
<b>Address</b>	75 255 STREET	224 64 AVENUE	224 69 AVENUE	64 186 LANE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	FRESH MEADOWS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	40	177	224	684
<b>Year Built</b>	1962	1949	1949	1950
<b>Gross SqFt</b>	30,828	138,500	174,200	614,916
<b>Estimated Gross Income</b>	\$616,560	\$2,927,021	\$3,725,298	\$12,294,712
<b>Gross Income per SqFt</b>	\$20.00	\$21.13	\$21.39	\$19.99
<b>Estimated Expense</b>	\$308,280	\$1,104,709	\$1,527,372	\$4,900,498
<b>Expense SqFt</b>	\$10.00	\$7.98	\$8.77	\$7.97
<b>Net Operating Income</b>	\$308,280	\$1,822,312	\$2,197,926	\$7,394,214
<b>Full Market Value</b>	\$2,046,000	\$13,309,000	\$15,004,000	\$53,399,000
<b>Market Value per SqFt</b>	\$66.37	\$96.09	\$86.13	\$86.84
<b>Distance from Cooperative in miles</b>		1.93	1.88	3.83

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08515-0002	4-07658-0002	4-07660-0002	4-07672-0002
<b>Address</b>	74 260 STREET	223 65 AVENUE	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	176	180	177	224
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	137,476	145,900	138,500	174,200
<b>Estimated Gross Income</b>	\$2,749,520	\$3,126,589	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$20.00	\$21.43	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,374,760	\$1,180,007	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.00	\$8.09	\$7.98	\$8.77
<b>Net Operating Income</b>	\$1,374,760	\$1,946,582	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$10,063,000	\$14,254,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$73.20	\$97.70	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		1.99	1.87	1.83

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08517-0002	4-07658-0002	4-07660-0002	4-07672-0002
<b>Address</b>	74 263 STREET	223 65 AVENUE	224 64 AVENUE	224 69 AVENUE
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	180	180	177	224
<b>Year Built</b>	1948	1949	1949	1949
<b>Gross SqFt</b>	139,272	145,900	138,500	174,200
<b>Estimated Gross Income</b>	\$2,785,440	\$3,126,589	\$2,927,021	\$3,725,298
<b>Gross Income per SqFt</b>	\$20.00	\$21.43	\$21.13	\$21.39
<b>Estimated Expense</b>	\$1,392,720	\$1,180,007	\$1,104,709	\$1,527,372
<b>Expense SqFt</b>	\$10.00	\$8.09	\$7.98	\$8.77
<b>Net Operating Income</b>	\$1,392,720	\$1,946,582	\$1,822,312	\$2,197,926
<b>Full Market Value</b>	\$10,195,000	\$14,254,000	\$13,309,000	\$15,004,000
<b>Market Value per SqFt</b>	\$73.20	\$97.70	\$96.09	\$86.13
<b>Distance from Cooperative in miles</b>		2.07	1.95	1.92

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08535-0002	4-07672-0002	4-07660-0002	4-07943-0050
<b>Address</b>	75 263 STREET	224 69 AVENUE	224 64 AVENUE	87 WINCHESTER BOULEVARD
<b>Neighborhood</b>	GLEN OAKS	OAKLAND GARDENS	OAKLAND GARDENS	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	200	224	177	48
<b>Year Built</b>	1948	1949	1949	1965
<b>Gross SqFt</b>	154,232	174,200	138,500	24,480
<b>Estimated Gross Income</b>	\$3,084,640	\$3,725,298	\$2,927,021	\$473,153
<b>Gross Income per SqFt</b>	\$20.00	\$21.39	\$21.13	\$19.33
<b>Estimated Expense</b>	\$1,542,320	\$1,527,372	\$1,104,709	\$188,693
<b>Expense SqFt</b>	\$10.00	\$8.77	\$7.98	\$7.71
<b>Net Operating Income</b>	\$1,542,320	\$2,197,926	\$1,822,312	\$284,460
<b>Full Market Value</b>	\$11,264,000	\$15,004,000	\$13,309,000	\$2,040,000
<b>Market Value per SqFt</b>	\$73.03	\$86.13	\$96.09	\$83.33
<b>Distance from Cooperative in miles</b>		2.03	2.07	1.85

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08743-0102	4-10741-0170	4-10723-0001	4-10688-0002
<b>Address</b>	81 268 STREET	94 222 STREET	90 BRADDOCK AVENUE	218 HILLSIDE AVENUE
<b>Neighborhood</b>	FLORAL PARK	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C5-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	152	12	88	60
<b>Year Built</b>	1950	1962	1950	1950
<b>Gross SqFt</b>	118,980	5,500	67,700	45,479
<b>Estimated Gross Income</b>	\$1,914,388	\$88,478	\$1,145,599	\$714,542
<b>Gross Income per SqFt</b>	\$16.09	\$16.09	\$16.92	\$15.71
<b>Estimated Expense</b>	\$893,540	\$41,328	\$487,990	\$306,920
<b>Expense SqFt</b>	\$7.51	\$7.51	\$7.21	\$6.75
<b>Net Operating Income</b>	\$1,020,848	\$47,150	\$657,609	\$407,622
<b>Full Market Value</b>	\$6,992,000	\$291,000	\$4,565,000	\$2,772,000
<b>Market Value per SqFt</b>	\$58.77	\$52.91	\$67.43	\$60.95
<b>Distance from Cooperative in miles</b>		2.20	2.16	2.52

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08745-0001	4-10723-0001	4-10681-0033	4-10681-0102
<b>Address</b>	81 LANGDALE STREET	90 BRADDOCK AVENUE	213 HILLSIDE AVENUE	212 HILLSIDE AVENUE
<b>Neighborhood</b>	FLORAL PARK	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	40	88	18	18
<b>Year Built</b>	1950	1950	1949	1949
<b>Gross SqFt</b>	33,160	67,700	14,300	14,300
<b>Estimated Gross Income</b>	\$561,067	\$1,145,599	\$243,714	\$240,953
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.04	\$16.85
<b>Estimated Expense</b>	\$239,084	\$487,990	\$119,507	\$116,187
<b>Expense SqFt</b>	\$7.21	\$7.21	\$8.36	\$8.12
<b>Net Operating Income</b>	\$321,983	\$657,609	\$124,207	\$124,766
<b>Full Market Value</b>	\$2,195,000	\$4,565,000	\$864,000	\$742,000
<b>Market Value per SqFt</b>	\$66.19	\$67.43	\$60.42	\$51.89
<b>Distance from Cooperative in miles</b>		2.22	3.03	3.03

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08762-0001	4-10723-0001	4-10681-0033	4-10681-0102
<b>Address</b>	268 82 AVENUE	90 BRADDOCK AVENUE	213 HILLSIDE AVENUE	212 HILLSIDE AVENUE
<b>Neighborhood</b>	FLORAL PARK	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	120	88	18	18
<b>Year Built</b>	1950	1950	1949	1949
<b>Gross SqFt</b>	94,685	67,700	14,300	14,300
<b>Estimated Gross Income</b>	\$1,602,070	\$1,145,599	\$243,714	\$240,953
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.04	\$16.85
<b>Estimated Expense</b>	\$682,679	\$487,990	\$119,507	\$116,187
<b>Expense SqFt</b>	\$7.21	\$7.21	\$8.36	\$8.12
<b>Net Operating Income</b>	\$919,391	\$657,609	\$124,207	\$124,766
<b>Full Market Value</b>	\$6,270,000	\$4,565,000	\$864,000	\$742,000
<b>Market Value per SqFt</b>	\$66.22	\$67.43	\$60.42	\$51.89
<b>Distance from Cooperative in miles</b>		2.12	2.93	2.93

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08764-0001	4-10723-0001	4-10681-0033	4-10681-0102
<b>Address</b>	81 LANGDALE STREET	90 BRADDOCK AVENUE	213 HILLSIDE AVENUE	212 HILLSIDE AVENUE
<b>Neighborhood</b>	FLORAL PARK	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	48	88	18	18
<b>Year Built</b>	1950	1950	1949	1949
<b>Gross SqFt</b>	39,245	67,700	14,300	14,300
<b>Estimated Gross Income</b>	\$664,025	\$1,145,599	\$243,714	\$240,953
<b>Gross Income per SqFt</b>	\$16.92	\$16.92	\$17.04	\$16.85
<b>Estimated Expense</b>	\$282,956	\$487,990	\$119,507	\$116,187
<b>Expense SqFt</b>	\$7.21	\$7.21	\$8.36	\$8.12
<b>Net Operating Income</b>	\$381,069	\$657,609	\$124,207	\$124,766
<b>Full Market Value</b>	\$2,607,000	\$4,565,000	\$864,000	\$742,000
<b>Market Value per SqFt</b>	\$66.43	\$67.43	\$60.42	\$51.89
<b>Distance from Cooperative in miles</b>		2.17	2.98	2.98

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-08929-0106	4-08840-0144	4-08865-0009	4-09206-0001
<b>Address</b>	91 88 ROAD	86 77 STREET	86 PARK LANE SOUTH	109 PARK LANE SOUTH
<b>Neighborhood</b>	WOODHAVEN	WOODHAVEN	WOODHAVEN	RICHMOND HILL
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	66	59	48	77
<b>Year Built</b>	1938	1931	1952	1929
<b>Gross SqFt</b>	64,512	51,000	40,902	76,188
<b>Estimated Gross Income</b>	\$867,941	\$643,653	\$617,853	\$931,701
<b>Gross Income per SqFt</b>	\$13.45	\$12.62	\$15.11	\$12.23
<b>Estimated Expense</b>	\$425,291	\$370,020	\$187,513	\$450,277
<b>Expense SqFt</b>	\$6.59	\$7.26	\$4.58	\$5.91
<b>Net Operating Income</b>	\$442,650	\$273,633	\$430,340	\$481,424
<b>Full Market Value</b>	\$2,866,000	\$1,379,000	\$2,894,000	\$3,012,000
<b>Market Value per SqFt</b>	\$44.43	\$27.04	\$70.75	\$39.53
<b>Distance from Cooperative in miles</b>		0.68	0.45	0.98

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09186-0049	4-09304-0011	4-09302-0028	4-03322-0105
<b>Address</b>	86 102 STREET	87 115 STREET	87 113 STREET	118 METROPOLITAN AVENUE
<b>Neighborhood</b>	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	73	60	58	66
<b>Year Built</b>	1927	1938	1933	1932
<b>Gross SqFt</b>	69,000	65,976	53,166	68,040
<b>Estimated Gross Income</b>	\$900,450	\$887,269	\$693,966	\$962,323
<b>Gross Income per SqFt</b>	\$13.05	\$13.45	\$13.05	\$14.14
<b>Estimated Expense</b>	\$346,380	\$288,547	\$283,241	\$366,603
<b>Expense SqFt</b>	\$5.02	\$4.37	\$5.33	\$5.39
<b>Net Operating Income</b>	\$554,070	\$598,722	\$410,725	\$595,720
<b>Full Market Value</b>	\$2,456,000	\$3,720,000	\$2,227,000	\$3,921,000
<b>Market Value per SqFt</b>	\$35.59	\$56.38	\$41.89	\$57.63
<b>Distance from Cooperative in miles</b>		0.57	0.49	0.88

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09204-0009	4-09302-0028	4-09304-0011	4-09206-0001
<b>Address</b>	86 109 STREET	87 113 STREET	87 115 STREET	109 PARK LANE SOUTH
<b>Neighborhood</b>	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL	RICHMOND HILL
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	54	58	60	77
<b>Year Built</b>	1928	1933	1938	1929
<b>Gross SqFt</b>	56,400	53,166	65,976	76,188
<b>Estimated Gross Income</b>	\$736,020	\$693,966	\$887,269	\$931,701
<b>Gross Income per SqFt</b>	\$13.05	\$13.05	\$13.45	\$12.23
<b>Estimated Expense</b>	\$283,128	\$283,241	\$288,547	\$450,277
<b>Expense SqFt</b>	\$5.02	\$5.33	\$4.37	\$5.91
<b>Net Operating Income</b>	\$452,892	\$410,725	\$598,722	\$481,424
<b>Full Market Value</b>	\$2,009,000	\$2,227,000	\$3,720,000	\$3,012,000
<b>Market Value per SqFt</b>	\$35.62	\$41.89	\$56.38	\$39.53
<b>Distance from Cooperative in miles</b>		0.23	0.30	0.34

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09209-0049	4-03322-0105	4-03321-0037	4-03334-0299
<b>Address</b>	83 116 STREET	118 METROPOLITAN AVENUE	83 118 STREET	77 AUSTIN STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	58	66	84	60
<b>Year Built</b>	1930	1932	1931	1929
<b>Gross SqFt</b>	66,600	68,040	70,059	68,090
<b>Estimated Gross Income</b>	\$898,434	\$962,323	\$1,014,171	\$918,680
<b>Gross Income per SqFt</b>	\$13.49	\$14.14	\$14.48	\$13.49
<b>Estimated Expense</b>	\$398,934	\$366,603	\$424,282	\$407,752
<b>Expense SqFt</b>	\$5.99	\$5.39	\$6.06	\$5.99
<b>Net Operating Income</b>	\$499,500	\$595,720	\$589,889	\$510,928
<b>Full Market Value</b>	\$2,372,000	\$3,921,000	\$3,533,000	\$3,253,000
<b>Market Value per SqFt</b>	\$35.62	\$57.63	\$50.43	\$47.78
<b>Distance from Cooperative in miles</b>		0.19	0.14	0.71

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09209-0055	4-09236-0033	4-03353-0059	
<b>Address</b>	115 84 AVENUE	120 85 AVENUE	80 LEFFERTS BOULEVARD	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	69	57	48	
<b>Year Built</b>	1928	1962	1930	
<b>Gross SqFt</b>	55,600	46,692	67,810	
<b>Estimated Gross Income</b>	\$669,980	\$578,822	\$810,420	
<b>Gross Income per SqFt</b>	\$12.05	\$12.40	\$11.95	
<b>Estimated Expense</b>	\$289,120	\$294,780	\$285,535	
<b>Expense SqFt</b>	\$5.20	\$6.31	\$4.21	
<b>Net Operating Income</b>	\$380,860	\$284,042	\$524,885	
<b>Full Market Value</b>	\$1,972,000	\$2,622,000	\$3,254,000	
<b>Market Value per SqFt</b>	\$35.47	\$56.16	\$47.99	
<b>Distance from Cooperative in miles</b>		0.29	0.56	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09231-0063	4-09236-0033	4-03353-0059	
<b>Address</b>	83 LEFFERTS BOULEVARD	120 85 AVENUE	80 LEFFERTS BOULEVARD	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	35	57	48	
<b>Year Built</b>	1922	1962	1930	
<b>Gross SqFt</b>	32,000	46,692	67,810	
<b>Estimated Gross Income</b>	\$389,760	\$578,822	\$810,420	
<b>Gross Income per SqFt</b>	\$12.18	\$12.40	\$11.95	
<b>Estimated Expense</b>	\$168,320	\$294,780	\$285,535	
<b>Expense SqFt</b>	\$5.26	\$6.31	\$4.21	
<b>Net Operating Income</b>	\$221,440	\$284,042	\$524,885	
<b>Full Market Value</b>	\$1,379,000	\$2,622,000	\$3,254,000	
<b>Market Value per SqFt</b>	\$43.09	\$56.16	\$47.99	
<b>Distance from Cooperative in miles</b>		0.09	0.36	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09234-0044	4-09234-0034	4-09260-0011	4-09266-0045
<b>Address</b>	84 118 STREET	84 118 STREET	85 118 STREET	85 120 STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	45	41	48	47
<b>Year Built</b>	1961	1939	1959	1959
<b>Gross SqFt</b>	40,454	40,700	37,772	37,848
<b>Estimated Gross Income</b>	\$655,759	\$554,314	\$612,210	\$704,929
<b>Gross Income per SqFt</b>	\$16.21	\$13.62	\$16.21	\$18.63
<b>Estimated Expense</b>	\$218,856	\$206,839	\$204,348	\$259,981
<b>Expense SqFt</b>	\$5.41	\$5.08	\$5.41	\$6.87
<b>Net Operating Income</b>	\$436,903	\$347,475	\$407,862	\$444,948
<b>Full Market Value</b>	\$2,998,000	\$2,259,000	\$2,799,000	\$3,164,000
<b>Market Value per SqFt</b>	\$74.11	\$55.50	\$74.10	\$83.60
<b>Distance from Cooperative in miles</b>		0.00	0.12	0.15

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09246-0305	4-03322-0001	4-03334-0299	
<b>Address</b>	124 84 ROAD	118 METROPOLITAN AVENUE	77 AUSTIN STREET	
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	FOREST HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	72	85	60	
<b>Year Built</b>	1938	1928	1929	
<b>Gross SqFt</b>	82,767	77,670	68,090	
<b>Estimated Gross Income</b>	\$1,054,452	\$1,035,302	\$918,680	
<b>Gross Income per SqFt</b>	\$12.74	\$13.33	\$13.49	
<b>Estimated Expense</b>	\$493,291	\$445,910	\$407,752	
<b>Expense SqFt</b>	\$5.96	\$5.74	\$5.99	
<b>Net Operating Income</b>	\$561,161	\$589,392	\$510,928	
<b>Full Market Value</b>	\$2,952,000	\$3,025,000	\$3,253,000	
<b>Market Value per SqFt</b>	\$35.67	\$38.95	\$47.78	
<b>Distance from Cooperative in miles</b>		0.34	0.66	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09249-0040	4-09660-0030	4-09711-0056	4-09663-0002
<b>Address</b>	84 129 STREET	82 135 STREET	141 85 ROAD	80 135 STREET
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	131	126	132	138
<b>Year Built</b>	1969	1951	1951	1949
<b>Gross SqFt</b>	107,250	103,842	103,629	102,500
<b>Estimated Gross Income</b>	\$1,794,293	\$1,731,075	\$1,733,608	\$1,754,743
<b>Gross Income per SqFt</b>	\$16.73	\$16.67	\$16.73	\$17.12
<b>Estimated Expense</b>	\$752,895	\$531,098	\$727,028	\$774,221
<b>Expense SqFt</b>	\$7.02	\$5.11	\$7.02	\$7.55
<b>Net Operating Income</b>	\$1,041,398	\$1,199,977	\$1,006,580	\$980,522
<b>Full Market Value</b>	\$7,207,000	\$8,297,000	\$6,966,000	\$5,872,000
<b>Market Value per SqFt</b>	\$67.20	\$79.90	\$67.22	\$57.29
<b>Distance from Cooperative in miles</b>		0.52	0.53	0.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09265-0001	4-09260-0018	4-09302-0028	4-03322-0105
<b>Address</b>	85 LEFFERTS BOULEVARD	85 118 STREET	87 113 STREET	118 METROPOLITAN AVENUE
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	RICHMOND HILL	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	64	41	58	66
<b>Year Built</b>	1928	1931	1933	1932
<b>Gross SqFt</b>	43,284	38,600	53,166	68,040
<b>Estimated Gross Income</b>	\$525,468	\$425,477	\$693,966	\$962,323
<b>Gross Income per SqFt</b>	\$12.14	\$11.02	\$13.05	\$14.14
<b>Estimated Expense</b>	\$267,495	\$161,339	\$283,241	\$366,603
<b>Expense SqFt</b>	\$6.18	\$4.18	\$5.33	\$5.39
<b>Net Operating Income</b>	\$257,973	\$264,138	\$410,725	\$595,720
<b>Full Market Value</b>	\$1,549,000	\$1,585,000	\$2,227,000	\$3,921,000
<b>Market Value per SqFt</b>	\$35.79	\$41.06	\$41.89	\$57.63
<b>Distance from Cooperative in miles</b>		0.10	0.46	0.25

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09266-0001	4-09266-0045	4-09234-0034	4-03355-0140
<b>Address</b>	120 85 AVENUE	85 120 STREET	84 118 STREET	83 AUSTIN STREET
<b>Neighborhood</b>	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	47	41	43
<b>Year Built</b>	1951	1959	1939	1954
<b>Gross SqFt</b>	49,406	37,848	40,700	47,016
<b>Estimated Gross Income</b>	\$834,467	\$704,929	\$554,314	\$793,978
<b>Gross Income per SqFt</b>	\$16.89	\$18.63	\$13.62	\$16.89
<b>Estimated Expense</b>	\$350,289	\$259,981	\$206,839	\$333,471
<b>Expense SqFt</b>	\$7.09	\$6.87	\$5.08	\$7.09
<b>Net Operating Income</b>	\$484,178	\$444,948	\$347,475	\$460,507
<b>Full Market Value</b>	\$2,916,000	\$3,164,000	\$2,259,000	\$3,195,000
<b>Market Value per SqFt</b>	\$59.02	\$83.60	\$55.50	\$67.96
<b>Distance from Cooperative in miles</b>		0.00	0.15	0.45

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09629-0001	4-09666-0052	4-09667-0015	4-09667-0001
<b>Address</b>	131 KEW GARDENS ROAD	135 82 DRIVE	135 HOOVER AVENUE	82 HOOVER AVENUE
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	96	84	84
<b>Year Built</b>	1960	1952	1952	1952
<b>Gross SqFt</b>	77,520	73,524	64,248	64,248
<b>Estimated Gross Income</b>	\$1,339,546	\$1,199,632	\$1,120,051	\$1,110,462
<b>Gross Income per SqFt</b>	\$17.28	\$16.32	\$17.43	\$17.28
<b>Estimated Expense</b>	\$453,492	\$503,845	\$360,801	\$375,976
<b>Expense SqFt</b>	\$5.85	\$6.85	\$5.62	\$5.85
<b>Net Operating Income</b>	\$886,054	\$695,787	\$759,250	\$734,486
<b>Full Market Value</b>	\$6,185,000	\$4,783,000	\$5,312,000	\$5,129,000
<b>Market Value per SqFt</b>	\$79.79	\$65.05	\$82.68	\$79.83
<b>Distance from Cooperative in miles</b>		0.56	0.59	0.59

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09631-0232	4-09660-0030	4-09666-0080	4-09711-0056
<b>Address</b>	123 83 AVENUE	82 135 STREET	137 83 AVENUE	141 85 ROAD
<b>Neighborhood</b>	KEW GARDENS	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	132	126	144	132
<b>Year Built</b>	1960	1951	1952	1951
<b>Gross SqFt</b>	115,000	103,842	126,552	103,629
<b>Estimated Gross Income</b>	\$1,917,050	\$1,731,075	\$1,990,223	\$1,733,608
<b>Gross Income per SqFt</b>	\$16.67	\$16.67	\$15.73	\$16.73
<b>Estimated Expense</b>	\$587,650	\$531,098	\$815,991	\$727,028
<b>Expense SqFt</b>	\$5.11	\$5.11	\$6.45	\$7.02
<b>Net Operating Income</b>	\$1,329,400	\$1,199,977	\$1,174,232	\$1,006,580
<b>Full Market Value</b>	\$9,190,000	\$8,297,000	\$7,986,000	\$6,966,000
<b>Market Value per SqFt</b>	\$79.91	\$79.90	\$63.10	\$67.22
<b>Distance from Cooperative in miles</b>		0.32	0.36	0.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09648-0024	4-09666-0052	4-09710-0002	4-09667-0001
<b>Address</b>	84 VAN WYCK EXPRESSWAY	135 82 DRIVE	85 139 STREET	82 HOOVER AVENUE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	73	96	106	84
<b>Year Built</b>	1954	1952	1952	1952
<b>Gross SqFt</b>	80,052	73,524	73,280	64,248
<b>Estimated Gross Income</b>	\$1,383,299	\$1,199,632	\$1,296,336	\$1,110,462
<b>Gross Income per SqFt</b>	\$17.28	\$16.32	\$17.69	\$17.28
<b>Estimated Expense</b>	\$468,304	\$503,845	\$529,834	\$375,976
<b>Expense SqFt</b>	\$5.85	\$6.85	\$7.23	\$5.85
<b>Net Operating Income</b>	\$914,995	\$695,787	\$766,502	\$734,486
<b>Full Market Value</b>	\$6,387,000	\$4,783,000	\$5,382,000	\$5,129,000
<b>Market Value per SqFt</b>	\$79.79	\$65.05	\$73.44	\$79.83
<b>Distance from Cooperative in miles</b>		0.37	0.19	0.42

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09660-0015	4-09667-0001	4-09667-0015	4-09660-0135
<b>Address</b>	82 134 STREET	82 HOOVER AVENUE	135 HOOVER AVENUE	82 135 STREET
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	84	84	84	72
<b>Year Built</b>	1951	1952	1952	1952
<b>Gross SqFt</b>	62,256	64,248	64,248	53,600
<b>Estimated Gross Income</b>	\$1,085,122	\$1,110,462	\$1,120,051	\$946,191
<b>Gross Income per SqFt</b>	\$17.43	\$17.28	\$17.43	\$17.65
<b>Estimated Expense</b>	\$349,879	\$375,976	\$360,801	\$338,272
<b>Expense SqFt</b>	\$5.62	\$5.85	\$5.62	\$6.31
<b>Net Operating Income</b>	\$735,243	\$734,486	\$759,250	\$607,919
<b>Full Market Value</b>	\$5,143,000	\$5,129,000	\$5,312,000	\$4,266,000
<b>Market Value per SqFt</b>	\$82.61	\$79.83	\$82.68	\$79.59
<b>Distance from Cooperative in miles</b>		0.07	0.07	0.06

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09665-0001	4-09666-0080	4-09716-0126	4-09710-0037
<b>Address</b>	83 141 STREET	137 83 AVENUE	143 HOOVER AVENUE	139 85 DRIVE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	256	144	121	130
<b>Year Built</b>	1955	1952	1958	1951
<b>Gross SqFt</b>	253,180	126,552	116,841	114,000
<b>Estimated Gross Income</b>	\$3,820,486	\$1,990,223	\$1,535,075	\$1,719,794
<b>Gross Income per SqFt</b>	\$15.09	\$15.73	\$13.14	\$15.09
<b>Estimated Expense</b>	\$1,607,693	\$815,991	\$725,040	\$724,404
<b>Expense SqFt</b>	\$6.35	\$6.45	\$6.21	\$6.35
<b>Net Operating Income</b>	\$2,212,793	\$1,174,232	\$810,035	\$995,390
<b>Full Market Value</b>	\$14,871,000	\$7,986,000	\$5,202,000	\$6,691,000
<b>Market Value per SqFt</b>	\$58.74	\$63.10	\$44.52	\$58.69
<b>Distance from Cooperative in miles</b>		0.10	0.21	0.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09666-0001	4-09666-0080	4-09660-0030	
<b>Address</b>	139 82 DRIVE	137 83 AVENUE	82 135 STREET	
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	282	144	126	
<b>Year Built</b>	1958	1952	1951	
<b>Gross SqFt</b>	315,136	126,552	103,842	
<b>Estimated Gross Income</b>	\$5,105,203	\$1,990,223	\$1,731,075	
<b>Gross Income per SqFt</b>	\$16.20	\$15.73	\$16.67	
<b>Estimated Expense</b>	\$1,821,486	\$815,991	\$531,098	
<b>Expense SqFt</b>	\$5.78	\$6.45	\$5.11	
<b>Net Operating Income</b>	\$3,283,717	\$1,174,232	\$1,199,977	
<b>Full Market Value</b>	\$22,528,000	\$7,986,000	\$8,297,000	
<b>Market Value per SqFt</b>	\$71.49	\$63.10	\$79.90	
<b>Distance from Cooperative in miles</b>		0.00	0.13	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09711-0020	4-09623-0001	4-09622-0009	4-09694-0037
<b>Address</b>	139 84 DRIVE	87 87 AVENUE	87 87 AVENUE	87 150 STREET
<b>Neighborhood</b>	BRIARWOOD	KEW GARDENS	KEW GARDENS	JAMAICA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	32	12	12	31
<b>Year Built</b>	1935	1931	1931	1931
<b>Gross SqFt</b>	17,673	9,600	9,600	28,800
<b>Estimated Gross Income</b>	\$227,098	\$132,003	\$118,223	\$370,200
<b>Gross Income per SqFt</b>	\$12.85	\$13.75	\$12.31	\$12.85
<b>Estimated Expense</b>	\$94,374	\$42,477	\$51,667	\$153,920
<b>Expense SqFt</b>	\$5.34	\$4.42	\$5.38	\$5.34
<b>Net Operating Income</b>	\$132,724	\$89,526	\$66,556	\$216,280
<b>Full Market Value</b>	\$845,000	\$584,000	\$378,000	\$1,378,000
<b>Market Value per SqFt</b>	\$47.81	\$60.83	\$39.38	\$47.85
<b>Distance from Cooperative in miles</b>		0.34	0.37	0.49

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09711-0032	4-09710-0037	4-09666-0080	4-09711-0075
<b>Address</b>	139 85 DRIVE	139 85 DRIVE	137 83 AVENUE	139 85 DRIVE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	125	130	144	120
<b>Year Built</b>	1959	1951	1952	1940
<b>Gross SqFt</b>	122,640	114,000	126,552	114,780
<b>Estimated Gross Income</b>	\$1,850,638	\$1,719,794	\$1,990,223	\$1,632,463
<b>Gross Income per SqFt</b>	\$15.09	\$15.09	\$15.73	\$14.22
<b>Estimated Expense</b>	\$778,764	\$724,404	\$815,991	\$751,062
<b>Expense SqFt</b>	\$6.35	\$6.35	\$6.45	\$6.54
<b>Net Operating Income</b>	\$1,071,874	\$995,390	\$1,174,232	\$881,401
<b>Full Market Value</b>	\$7,203,000	\$6,691,000	\$7,986,000	\$5,814,000
<b>Market Value per SqFt</b>	\$58.73	\$58.69	\$63.10	\$50.65
<b>Distance from Cooperative in miles</b>		0.05	0.37	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09711-0125	4-09712-0151	4-09674-0007	4-09621-0001
<b>Address</b>	139 85 DRIVE	141 84 DRIVE	89 144 STREET	87 135 STREET
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	JAMAICA	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	48	72	48	62
<b>Year Built</b>	1951	1952	1932	1954
<b>Gross SqFt</b>	36,942	55,722	43,000	50,400
<b>Estimated Gross Income</b>	\$627,275	\$958,266	\$719,477	\$855,887
<b>Gross Income per SqFt</b>	\$16.98	\$17.20	\$16.73	\$16.98
<b>Estimated Expense</b>	\$274,110	\$433,258	\$302,180	\$374,143
<b>Expense SqFt</b>	\$7.42	\$7.78	\$7.03	\$7.42
<b>Net Operating Income</b>	\$353,165	\$525,008	\$417,297	\$481,744
<b>Full Market Value</b>	\$1,561,000	\$3,661,000	\$2,888,000	\$3,348,000
<b>Market Value per SqFt</b>	\$42.26	\$65.70	\$67.16	\$66.43
<b>Distance from Cooperative in miles</b>		0.07	0.51	0.41

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09712-0169	4-09667-0001	4-09712-0151	4-09668-0027
<b>Address</b>	142 84 DRIVE	82 HOOVER AVENUE	141 84 DRIVE	135 HOOVER AVENUE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	76	84	72	78
<b>Year Built</b>	1959	1952	1952	1952
<b>Gross SqFt</b>	67,000	64,248	55,722	61,218
<b>Estimated Gross Income</b>	\$1,152,400	\$1,110,462	\$958,266	\$1,041,603
<b>Gross Income per SqFt</b>	\$17.20	\$17.28	\$17.20	\$17.01
<b>Estimated Expense</b>	\$521,260	\$375,976	\$433,258	\$437,473
<b>Expense SqFt</b>	\$7.78	\$5.85	\$7.78	\$7.15
<b>Net Operating Income</b>	\$631,140	\$734,486	\$525,008	\$604,130
<b>Full Market Value</b>	\$3,352,000	\$5,129,000	\$3,661,000	\$4,200,000
<b>Market Value per SqFt</b>	\$50.03	\$79.83	\$65.70	\$68.61
<b>Distance from Cooperative in miles</b>		0.42	0.00	0.46

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09713-0102	4-09666-0052	4-09727-0041	
<b>Address</b>	140 BURDEN CRESCENT	135 82 DRIVE	150 PARSONS BOULEVARD	
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	JAMAICA HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	66	96	39	
<b>Year Built</b>	1952	1952	1931	
<b>Gross SqFt</b>	57,672	73,524	48,000	
<b>Estimated Gross Income</b>	\$843,741	\$1,199,632	\$620,436	
<b>Gross Income per SqFt</b>	\$14.63	\$16.32	\$12.93	
<b>Estimated Expense</b>	\$322,386	\$503,845	\$278,826	
<b>Expense SqFt</b>	\$5.59	\$6.85	\$5.81	
<b>Net Operating Income</b>	\$521,355	\$695,787	\$341,610	
<b>Full Market Value</b>	\$2,347,000	\$4,783,000	\$1,670,000	
<b>Market Value per SqFt</b>	\$40.70	\$65.05	\$34.79	
<b>Distance from Cooperative in miles</b>		0.30	0.54	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09713-0113	4-09668-0027	4-09712-0151	4-09666-0052
<b>Address</b>	140 BURDEN CRESCENT	135 HOOVER AVENUE	141 84 DRIVE	135 82 DRIVE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	70	78	72	96
<b>Year Built</b>	1959	1952	1952	1952
<b>Gross SqFt</b>	61,050	61,218	55,722	73,524
<b>Estimated Gross Income</b>	\$1,038,461	\$1,041,603	\$958,266	\$1,199,632
<b>Gross Income per SqFt</b>	\$17.01	\$17.01	\$17.20	\$16.32
<b>Estimated Expense</b>	\$346,764	\$437,473	\$433,258	\$503,845
<b>Expense SqFt</b>	\$5.68	\$7.15	\$7.78	\$6.85
<b>Net Operating Income</b>	\$691,697	\$604,130	\$525,008	\$695,787
<b>Full Market Value</b>	\$2,480,000	\$4,200,000	\$3,661,000	\$4,783,000
<b>Market Value per SqFt</b>	\$40.62	\$68.61	\$65.70	\$65.05
<b>Distance from Cooperative in miles</b>		0.41	0.07	0.30

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09713-0163	4-09712-0151	4-09668-0027	4-09727-0041
<b>Address</b>	140 84 DRIVE	141 84 DRIVE	135 HOOVER AVENUE	150 PARSONS BOULEVARD
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	JAMAICA HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	62	72	78	39
<b>Year Built</b>	1961	1952	1952	1931
<b>Gross SqFt</b>	38,790	55,722	61,218	48,000
<b>Estimated Gross Income</b>	\$659,818	\$958,266	\$1,041,603	\$620,436
<b>Gross Income per SqFt</b>	\$17.01	\$17.20	\$17.01	\$12.93
<b>Estimated Expense</b>	\$220,327	\$433,258	\$437,473	\$278,826
<b>Expense SqFt</b>	\$5.68	\$7.78	\$7.15	\$5.81
<b>Net Operating Income</b>	\$439,491	\$525,008	\$604,130	\$341,610
<b>Full Market Value</b>	\$1,585,000	\$3,661,000	\$4,200,000	\$1,670,000
<b>Market Value per SqFt</b>	\$40.86	\$65.70	\$68.61	\$34.79
<b>Distance from Cooperative in miles</b>		0.07	0.41	0.54

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09714-0018	4-09711-0056	4-09660-0030	4-09663-0002
<b>Address</b>	141 PERSHING CRESCENT	141 85 ROAD	82 135 STREET	80 135 STREET
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	118	132	126	138
<b>Year Built</b>	1959	1951	1951	1949
<b>Gross SqFt</b>	97,094	103,629	103,842	102,500
<b>Estimated Gross Income</b>	\$1,624,383	\$1,733,608	\$1,731,075	\$1,754,743
<b>Gross Income per SqFt</b>	\$16.73	\$16.73	\$16.67	\$17.12
<b>Estimated Expense</b>	\$681,600	\$727,028	\$531,098	\$774,221
<b>Expense SqFt</b>	\$7.02	\$7.02	\$5.11	\$7.55
<b>Net Operating Income</b>	\$942,783	\$1,006,580	\$1,199,977	\$980,522
<b>Full Market Value</b>	\$6,524,000	\$6,966,000	\$8,297,000	\$5,872,000
<b>Market Value per SqFt</b>	\$67.19	\$67.22	\$79.90	\$57.29
<b>Distance from Cooperative in miles</b>		0.19	0.28	0.40

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09714-0075	4-02265-0079	4-02224-0028	4-03258-0023
<b>Address</b>	84 MANTON STREET	75 113 STREET	108 71 AVENUE	72 AUSTIN STREET
<b>Neighborhood</b>	BRIARWOOD	FOREST HILLS	FOREST HILLS	FOREST HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	56	92	60	50
<b>Year Built</b>	1956	1951	1950	1920
<b>Gross SqFt</b>	44,824	60,025	63,074	48,000
<b>Estimated Gross Income</b>	\$750,354	\$1,004,858	\$1,069,085	\$803,290
<b>Gross Income per SqFt</b>	\$16.74	\$16.74	\$16.95	\$16.74
<b>Estimated Expense</b>	\$346,490	\$424,393	\$418,801	\$371,115
<b>Expense SqFt</b>	\$7.73	\$7.07	\$6.64	\$7.73
<b>Net Operating Income</b>	\$403,864	\$580,465	\$650,284	\$432,175
<b>Full Market Value</b>	\$2,795,000	\$4,018,000	\$4,516,000	\$2,991,000
<b>Market Value per SqFt</b>	\$62.35	\$66.94	\$71.60	\$62.31
<b>Distance from Cooperative in miles</b>		1.03	1.48	1.38

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09714-0138	4-09631-0227	4-09666-0052	4-09727-0041
<b>Address</b>	141 84 ROAD	123 83 AVENUE	135 82 DRIVE	150 PARSONS BOULEVARD
<b>Neighborhood</b>	BRIARWOOD	KEW GARDENS	BRIARWOOD	JAMAICA HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	59	51	96	39
<b>Year Built</b>	1957	1962	1952	1931
<b>Gross SqFt</b>	46,942	54,600	73,524	48,000
<b>Estimated Gross Income</b>	\$606,960	\$679,033	\$1,199,632	\$620,436
<b>Gross Income per SqFt</b>	\$12.93	\$12.44	\$16.32	\$12.93
<b>Estimated Expense</b>	\$272,733	\$346,307	\$503,845	\$278,826
<b>Expense SqFt</b>	\$5.81	\$6.34	\$6.85	\$5.81
<b>Net Operating Income</b>	\$334,227	\$332,726	\$695,787	\$341,610
<b>Full Market Value</b>	\$1,936,000	\$2,095,000	\$4,783,000	\$1,670,000
<b>Market Value per SqFt</b>	\$41.24	\$38.37	\$65.05	\$34.79
<b>Distance from Cooperative in miles</b>		0.34	0.18	0.65

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09714-0152	4-09666-0052	4-09668-0027	4-09711-0056
<b>Address</b>	141 84 ROAD	135 82 DRIVE	135 HOOVER AVENUE	141 85 ROAD
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	79	96	78	132
<b>Year Built</b>	1955	1952	1952	1951
<b>Gross SqFt</b>	68,796	73,524	61,218	103,629
<b>Estimated Gross Income</b>	\$1,150,957	\$1,199,632	\$1,041,603	\$1,733,608
<b>Gross Income per SqFt</b>	\$16.73	\$16.32	\$17.01	\$16.73
<b>Estimated Expense</b>	\$482,948	\$503,845	\$437,473	\$727,028
<b>Expense SqFt</b>	\$7.02	\$6.85	\$7.15	\$7.02
<b>Net Operating Income</b>	\$668,009	\$695,787	\$604,130	\$1,006,580
<b>Full Market Value</b>	\$4,623,000	\$4,783,000	\$4,200,000	\$6,966,000
<b>Market Value per SqFt</b>	\$67.20	\$65.05	\$68.61	\$67.22
<b>Distance from Cooperative in miles</b>		0.18	0.29	0.19

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09715-0102	4-06672-0058	4-09623-0001	4-09694-0037
<b>Address</b>	139 PERSHING CRESCENT	79 147 STREET	87 87 AVENUE	87 150 STREET
<b>Neighborhood</b>	BRIARWOOD	FLUSHING-SOUTH	KEW GARDENS	JAMAICA
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	30	45	12	31
<b>Year Built</b>	1940	1948	1931	1931
<b>Gross SqFt</b>	24,750	33,921	9,600	28,800
<b>Estimated Gross Income</b>	\$318,038	\$428,389	\$132,003	\$370,200
<b>Gross Income per SqFt</b>	\$12.85	\$12.63	\$13.75	\$12.85
<b>Estimated Expense</b>	\$132,165	\$246,665	\$42,477	\$153,920
<b>Expense SqFt</b>	\$5.34	\$7.27	\$4.42	\$5.34
<b>Net Operating Income</b>	\$185,873	\$181,724	\$89,526	\$216,280
<b>Full Market Value</b>	\$1,184,000	\$1,150,000	\$584,000	\$1,378,000
<b>Market Value per SqFt</b>	\$47.84	\$33.90	\$60.83	\$47.85
<b>Distance from Cooperative in miles</b>		0.56	0.40	0.63

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09715-0220	4-09668-0027	4-09631-0227	4-03353-0059
<b>Address</b>	140 BURDEN CRESCENT	135 HOOVER AVENUE	123 83 AVENUE	80 LEFFERTS BOULEVARD
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	KEW GARDENS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	67	78	51	48
<b>Year Built</b>	1953	1952	1962	1930
<b>Gross SqFt</b>	63,360	61,218	54,600	67,810
<b>Estimated Gross Income</b>	\$788,198	\$1,041,603	\$679,033	\$810,420
<b>Gross Income per SqFt</b>	\$12.44	\$17.01	\$12.44	\$11.95
<b>Estimated Expense</b>	\$302,861	\$437,473	\$346,307	\$285,535
<b>Expense SqFt</b>	\$4.78	\$7.15	\$6.34	\$4.21
<b>Net Operating Income</b>	\$485,337	\$604,130	\$332,726	\$524,885
<b>Full Market Value</b>	\$2,601,000	\$4,200,000	\$2,095,000	\$3,254,000
<b>Market Value per SqFt</b>	\$41.05	\$68.61	\$38.37	\$47.99
<b>Distance from Cooperative in miles</b>		0.34	0.34	0.61

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09715-0228	4-09710-0037	4-09715-0146	4-09711-0075
<b>Address</b>	140 84 DRIVE	139 85 DRIVE	141 PERSHING CRESCENT	139 85 DRIVE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	169	130	108	120
<b>Year Built</b>	1953	1951	1949	1940
<b>Gross SqFt</b>	146,508	114,000	109,500	114,780
<b>Estimated Gross Income</b>	\$2,083,344	\$1,719,794	\$1,527,449	\$1,632,463
<b>Gross Income per SqFt</b>	\$14.22	\$15.09	\$13.95	\$14.22
<b>Estimated Expense</b>	\$958,162	\$724,404	\$738,333	\$751,062
<b>Expense SqFt</b>	\$6.54	\$6.35	\$6.74	\$6.54
<b>Net Operating Income</b>	\$1,125,182	\$995,390	\$789,116	\$881,401
<b>Full Market Value</b>	\$6,292,000	\$6,691,000	\$5,172,000	\$5,814,000
<b>Market Value per SqFt</b>	\$42.95	\$58.69	\$47.23	\$50.65
<b>Distance from Cooperative in miles</b>		0.19	0.00	0.14

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09716-0102	4-09666-0052	4-09727-0041	4-09631-0227
<b>Address</b>	84 LANDER STREET	135 82 DRIVE	150 PARSONS BOULEVARD	123 83 AVENUE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	JAMAICA HILLS	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	60	96	39	51
<b>Year Built</b>	1951	1952	1931	1962
<b>Gross SqFt</b>	46,302	73,524	48,000	54,600
<b>Estimated Gross Income</b>	\$598,685	\$1,199,632	\$620,436	\$679,033
<b>Gross Income per SqFt</b>	\$12.93	\$16.32	\$12.93	\$12.44
<b>Estimated Expense</b>	\$269,015	\$503,845	\$278,826	\$346,307
<b>Expense SqFt</b>	\$5.81	\$6.85	\$5.81	\$6.34
<b>Net Operating Income</b>	\$329,670	\$695,787	\$341,610	\$332,726
<b>Full Market Value</b>	\$1,912,000	\$4,783,000	\$1,670,000	\$2,095,000
<b>Market Value per SqFt</b>	\$41.29	\$65.05	\$34.79	\$38.37
<b>Distance from Cooperative in miles</b>		0.28	0.55	0.52

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09718-0002	4-09666-0080	4-09710-0037	4-03322-0040
<b>Address</b>	84 MAIN STREET	137 83 AVENUE	139 85 DRIVE	83 118 STREET
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	KEW GARDENS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	200	144	130	186
<b>Year Built</b>	1956	1952	1951	1940
<b>Gross SqFt</b>	174,240	126,552	114,000	212,202
<b>Estimated Gross Income</b>	\$2,629,282	\$1,990,223	\$1,719,794	\$3,166,383
<b>Gross Income per SqFt</b>	\$15.09	\$15.73	\$15.09	\$14.92
<b>Estimated Expense</b>	\$1,106,424	\$815,991	\$724,404	\$1,376,816
<b>Expense SqFt</b>	\$6.35	\$6.45	\$6.35	\$6.49
<b>Net Operating Income</b>	\$1,522,858	\$1,174,232	\$995,390	\$1,789,567
<b>Full Market Value</b>	\$10,234,000	\$7,986,000	\$6,691,000	\$11,983,000
<b>Market Value per SqFt</b>	\$58.74	\$63.10	\$58.69	\$56.47
<b>Distance from Cooperative in miles</b>		0.21	0.34	1.03

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09736-0108	4-09666-0080	4-09710-0037	4-09716-0126
<b>Address</b>	143 84 DRIVE	137 83 AVENUE	139 85 DRIVE	143 HOOVER AVENUE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	201	144	130	121
<b>Year Built</b>	1952	1952	1951	1958
<b>Gross SqFt</b>	174,888	126,552	114,000	116,841
<b>Estimated Gross Income</b>	\$2,639,060	\$1,990,223	\$1,719,794	\$1,535,075
<b>Gross Income per SqFt</b>	\$15.09	\$15.73	\$15.09	\$13.14
<b>Estimated Expense</b>	\$1,110,539	\$815,991	\$724,404	\$725,040
<b>Expense SqFt</b>	\$6.35	\$6.45	\$6.35	\$6.21
<b>Net Operating Income</b>	\$1,528,521	\$1,174,232	\$995,390	\$810,035
<b>Full Market Value</b>	\$8,633,000	\$7,986,000	\$6,691,000	\$5,202,000
<b>Market Value per SqFt</b>	\$49.36	\$63.10	\$58.69	\$44.52
<b>Distance from Cooperative in miles</b>		0.38	0.26	0.11

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09738-0114	4-09666-0080	4-09710-0037	4-09711-0075
<b>Address</b>	143 HOOVER AVENUE	137 83 AVENUE	139 85 DRIVE	139 85 DRIVE
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	110	144	130	120
<b>Year Built</b>	1948	1952	1951	1940
<b>Gross SqFt</b>	135,102	126,552	114,000	114,780
<b>Estimated Gross Income</b>	\$2,038,689	\$1,990,223	\$1,719,794	\$1,632,463
<b>Gross Income per SqFt</b>	\$15.09	\$15.73	\$15.09	\$14.22
<b>Estimated Expense</b>	\$857,898	\$815,991	\$724,404	\$751,062
<b>Expense SqFt</b>	\$6.35	\$6.45	\$6.35	\$6.54
<b>Net Operating Income</b>	\$1,180,791	\$1,174,232	\$995,390	\$881,401
<b>Full Market Value</b>	\$7,935,000	\$7,986,000	\$6,691,000	\$5,814,000
<b>Market Value per SqFt</b>	\$58.73	\$63.10	\$58.69	\$50.65
<b>Distance from Cooperative in miles</b>		0.34	0.38	0.33

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09740-0142	4-09666-0052	4-09858-0014	
<b>Address</b>	147 84 DRIVE	135 82 DRIVE	164 84 AVENUE	
<b>Neighborhood</b>	BRIARWOOD	BRIARWOOD	JAMAICA HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	78	96	76	
<b>Year Built</b>	1952	1952	1962	
<b>Gross SqFt</b>	65,118	73,524	55,626	
<b>Estimated Gross Income</b>	\$984,584	\$1,199,632	\$774,450	
<b>Gross Income per SqFt</b>	\$15.12	\$16.32	\$13.92	
<b>Estimated Expense</b>	\$345,777	\$503,845	\$291,988	
<b>Expense SqFt</b>	\$5.31	\$6.85	\$5.25	
<b>Net Operating Income</b>	\$638,807	\$695,787	\$482,462	
<b>Full Market Value</b>	\$2,771,000	\$4,783,000	\$3,160,000	
<b>Market Value per SqFt</b>	\$42.55	\$65.05	\$56.81	
<b>Distance from Cooperative in miles</b>		0.49	0.61	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09755-0050	4-09678-0112	4-09678-0042	4-09758-0035
<b>Address</b>	155 90 AVENUE	90 149 STREET	90 149 STREET	89 161 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	112	90	84
<b>Year Built</b>	1941	1941	1937	1941
<b>Gross SqFt</b>	119,900	110,538	98,748	75,600
<b>Estimated Gross Income</b>	\$1,442,397	\$1,459,646	\$1,188,252	\$838,854
<b>Gross Income per SqFt</b>	\$12.03	\$13.20	\$12.03	\$11.10
<b>Estimated Expense</b>	\$595,903	\$551,953	\$606,009	\$370,060
<b>Expense SqFt</b>	\$4.97	\$4.99	\$6.14	\$4.89
<b>Net Operating Income</b>	\$846,494	\$907,693	\$582,243	\$468,794
<b>Full Market Value</b>	\$4,961,000	\$5,838,000	\$3,619,000	\$2,822,000
<b>Market Value per SqFt</b>	\$41.38	\$52.81	\$36.65	\$37.33
<b>Distance from Cooperative in miles</b>		0.28	0.27	0.11

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09758-0006	4-09716-0126	4-09711-0075	
<b>Address</b>	89 PARSONS BOULEVARD	143 HOOVER AVENUE	139 85 DRIVE	
<b>Neighborhood</b>	JAMAICA	BRIARWOOD	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	191	121	120	
<b>Year Built</b>	1961	1958	1940	
<b>Gross SqFt</b>	196,700	116,841	114,780	
<b>Estimated Gross Income</b>	\$2,690,856	\$1,535,075	\$1,632,463	
<b>Gross Income per SqFt</b>	\$13.68	\$13.14	\$14.22	
<b>Estimated Expense</b>	\$1,254,946	\$725,040	\$751,062	
<b>Expense SqFt</b>	\$6.38	\$6.21	\$6.54	
<b>Net Operating Income</b>	\$1,435,910	\$810,035	\$881,401	
<b>Full Market Value</b>	\$8,783,000	\$5,202,000	\$5,814,000	
<b>Market Value per SqFt</b>	\$44.65	\$44.52	\$50.65	
<b>Distance from Cooperative in miles</b>		0.91	0.82	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09758-0021	4-09814-0026	4-09716-0126	
<b>Address</b>	160 89 AVENUE	164 HILLSIDE AVENUE	143 HOOVER AVENUE	
<b>Neighborhood</b>	JAMAICA	JAMAICA	BRIARWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	169	158	121	
<b>Year Built</b>	1961	1962	1958	
<b>Gross SqFt</b>	165,200	138,240	116,841	
<b>Estimated Gross Income</b>	\$2,154,208	\$1,786,839	\$1,535,075	
<b>Gross Income per SqFt</b>	\$13.04	\$12.93	\$13.14	
<b>Estimated Expense</b>	\$878,864	\$612,815	\$725,040	
<b>Expense SqFt</b>	\$5.32	\$4.43	\$6.21	
<b>Net Operating Income</b>	\$1,275,344	\$1,174,024	\$810,035	
<b>Full Market Value</b>	\$8,166,000	\$7,495,000	\$5,202,000	
<b>Market Value per SqFt</b>	\$49.43	\$54.22	\$44.52	
<b>Distance from Cooperative in miles</b>		0.25	0.91	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09803-0024	4-09814-0026	4-09834-0056	4-09755-0006
<b>Address</b>	89 170 STREET	164 HILLSIDE AVENUE	175 88 AVENUE	89 153 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	167	158	108	91
<b>Year Built</b>	1963	1962	1963	1942
<b>Gross SqFt</b>	140,040	138,240	100,947	93,480
<b>Estimated Gross Income</b>	\$1,968,962	\$1,786,839	\$1,419,104	\$1,414,895
<b>Gross Income per SqFt</b>	\$14.06	\$12.93	\$14.06	\$15.14
<b>Estimated Expense</b>	\$952,272	\$612,815	\$686,546	\$544,236
<b>Expense SqFt</b>	\$6.80	\$4.43	\$6.80	\$5.82
<b>Net Operating Income</b>	\$1,016,690	\$1,174,024	\$732,558	\$870,659
<b>Full Market Value</b>	\$5,868,000	\$7,495,000	\$4,814,000	\$5,858,000
<b>Market Value per SqFt</b>	\$41.90	\$54.22	\$47.69	\$62.67
<b>Distance from Cooperative in miles</b>		0.31	0.32	0.64

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09807-0073	4-09814-0006	4-09814-0026	4-09834-0056
<b>Address</b>	89 171 STREET	88 164 STREET	164 HILLSIDE AVENUE	175 88 AVENUE
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	141	162	158	108
<b>Year Built</b>	1962	1962	1962	1963
<b>Gross SqFt</b>	154,252	156,240	138,240	100,947
<b>Estimated Gross Income</b>	\$1,994,478	\$2,000,799	\$1,786,839	\$1,419,104
<b>Gross Income per SqFt</b>	\$12.93	\$12.81	\$12.93	\$14.06
<b>Estimated Expense</b>	\$683,336	\$941,720	\$612,815	\$686,546
<b>Expense SqFt</b>	\$4.43	\$6.03	\$4.43	\$6.80
<b>Net Operating Income</b>	\$1,311,142	\$1,059,079	\$1,174,024	\$732,558
<b>Full Market Value</b>	\$6,425,000	\$6,738,000	\$7,495,000	\$4,814,000
<b>Market Value per SqFt</b>	\$41.65	\$43.13	\$54.22	\$47.69
<b>Distance from Cooperative in miles</b>		0.42	0.42	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09824-0043	4-09823-0009	4-09827-0018	4-09820-0049
<b>Address</b>	170 88 AVENUE	169 88 AVENUE	87 171 STREET	168 88 AVENUE
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	89	65	81	78
<b>Year Built</b>	1962	1960	1961	1958
<b>Gross SqFt</b>	59,160	40,344	62,676	50,976
<b>Estimated Gross Income</b>	\$877,934	\$634,173	\$930,167	\$732,672
<b>Gross Income per SqFt</b>	\$14.84	\$15.72	\$14.84	\$14.37
<b>Estimated Expense</b>	\$366,200	\$271,253	\$387,693	\$402,691
<b>Expense SqFt</b>	\$6.19	\$6.72	\$6.19	\$7.90
<b>Net Operating Income</b>	\$511,734	\$362,920	\$542,474	\$329,981
<b>Full Market Value</b>	\$2,420,000	\$2,468,000	\$3,626,000	\$2,069,000
<b>Market Value per SqFt</b>	\$40.91	\$61.17	\$57.85	\$40.59
<b>Distance from Cooperative in miles</b>		0.06	0.06	0.11

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09829-0048	4-09827-0018	4-09845-0012	4-09803-0015
<b>Address</b>	87 173 STREET	87 171 STREET	175 87 DRIVE	89 169 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	89	81	72	71
<b>Year Built</b>	1962	1961	1941	1941
<b>Gross SqFt</b>	66,580	62,676	74,000	73,500
<b>Estimated Gross Income</b>	\$988,047	\$930,167	\$1,098,308	\$981,163
<b>Gross Income per SqFt</b>	\$14.84	\$14.84	\$14.84	\$13.35
<b>Estimated Expense</b>	\$412,130	\$387,693	\$350,139	\$292,366
<b>Expense SqFt</b>	\$6.19	\$6.19	\$4.73	\$3.98
<b>Net Operating Income</b>	\$575,917	\$542,474	\$748,169	\$688,797
<b>Full Market Value</b>	\$3,850,000	\$3,626,000	\$5,001,000	\$4,447,000
<b>Market Value per SqFt</b>	\$57.83	\$57.85	\$67.58	\$60.50
<b>Distance from Cooperative in miles</b>		0.05	0.15	0.17

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09830-0035	4-09827-0008	4-09820-0038	4-09823-0009
<b>Address</b>	87 175 STREET	88 171 STREET	168 88 AVENUE	169 88 AVENUE
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	90	81	79	65
<b>Year Built</b>	1961	1959	1958	1960
<b>Gross SqFt</b>	67,343	63,460	50,976	40,344
<b>Estimated Gross Income</b>	\$1,064,019	\$1,002,470	\$865,678	\$634,173
<b>Gross Income per SqFt</b>	\$15.80	\$15.80	\$16.98	\$15.72
<b>Estimated Expense</b>	\$451,872	\$426,004	\$433,674	\$271,253
<b>Expense SqFt</b>	\$6.71	\$6.71	\$8.51	\$6.72
<b>Net Operating Income</b>	\$612,147	\$576,466	\$432,004	\$362,920
<b>Full Market Value</b>	\$3,303,000	\$3,926,000	\$3,002,000	\$2,468,000
<b>Market Value per SqFt</b>	\$49.05	\$61.87	\$58.89	\$61.17
<b>Distance from Cooperative in miles</b>		0.11	0.27	0.21

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09834-0041	4-09833-0035	4-09827-0008	4-09827-0018
<b>Address</b>	175 88 AVENUE	88 178 STREET	88 171 STREET	87 171 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	115	139	81	81
<b>Year Built</b>	1963	1963	1959	1961
<b>Gross SqFt</b>	108,024	113,136	63,460	62,676
<b>Estimated Gross Income</b>	\$1,706,779	\$1,811,027	\$1,002,470	\$930,167
<b>Gross Income per SqFt</b>	\$15.80	\$16.01	\$15.80	\$14.84
<b>Estimated Expense</b>	\$724,841	\$595,595	\$426,004	\$387,693
<b>Expense SqFt</b>	\$6.71	\$5.26	\$6.71	\$6.19
<b>Net Operating Income</b>	\$981,938	\$1,215,432	\$576,466	\$542,474
<b>Full Market Value</b>	\$5,445,000	\$8,313,000	\$3,926,000	\$3,626,000
<b>Market Value per SqFt</b>	\$50.41	\$73.48	\$61.87	\$57.85
<b>Distance from Cooperative in miles</b>		0.05	0.20	0.20

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09837-0080	4-09843-0029	4-09814-0116	4-09884-0001
<b>Address</b>	165 HIGHLAND AVENUE	170 CEDARCROFT ROAD	87 165 STREET	175 HIGHLAND AVENUE
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA ESTATES
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	47	66	55	52
<b>Year Built</b>	1940	1930	1937	1940
<b>Gross SqFt</b>	54,084	52,000	59,470	48,252
<b>Estimated Gross Income</b>	\$714,450	\$648,729	\$785,509	\$713,897
<b>Gross Income per SqFt</b>	\$13.21	\$12.48	\$13.21	\$14.80
<b>Estimated Expense</b>	\$265,012	\$330,852	\$291,536	\$274,325
<b>Expense SqFt</b>	\$4.90	\$6.36	\$4.90	\$5.69
<b>Net Operating Income</b>	\$449,438	\$317,877	\$493,973	\$439,572
<b>Full Market Value</b>	\$2,891,000	\$2,003,000	\$3,178,000	\$2,936,000
<b>Market Value per SqFt</b>	\$53.45	\$38.52	\$53.44	\$60.85
<b>Distance from Cooperative in miles</b>		0.33	0.13	0.54

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09838-0089	4-09768-0060	4-09823-0009	4-09820-0049
<b>Address</b>	87 166 STREET	162 89 AVENUE	169 88 AVENUE	168 88 AVENUE
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	52	45	65	78
<b>Year Built</b>	1963	1964	1960	1958
<b>Gross SqFt</b>	35,970	29,952	40,344	50,976
<b>Estimated Gross Income</b>	\$565,448	\$506,252	\$634,173	\$732,672
<b>Gross Income per SqFt</b>	\$15.72	\$16.90	\$15.72	\$14.37
<b>Estimated Expense</b>	\$241,718	\$234,450	\$271,253	\$402,691
<b>Expense SqFt</b>	\$6.72	\$7.83	\$6.72	\$7.90
<b>Net Operating Income</b>	\$323,730	\$271,802	\$362,920	\$329,981
<b>Full Market Value</b>	\$1,924,000	\$1,886,000	\$2,468,000	\$2,069,000
<b>Market Value per SqFt</b>	\$53.49	\$62.97	\$61.17	\$40.59
<b>Distance from Cooperative in miles</b>		0.24	0.25	0.21

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09842-0076	4-09880-0019	4-09843-0029	4-09762-0039
<b>Address</b>	87 HOMELAWN STREET	170 HENLEY ROAD	170 CEDARCROFT ROAD	88 PARSONS BOULEVARD
<b>Neighborhood</b>	JAMAICA	JAMAICA ESTATES	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	34	27	66	36
<b>Year Built</b>	1927	1961	1930	1928
<b>Gross SqFt</b>	22,260	18,259	52,000	27,950
<b>Estimated Gross Income</b>	\$283,815	\$232,809	\$648,729	\$391,515
<b>Gross Income per SqFt</b>	\$12.75	\$12.75	\$12.48	\$14.01
<b>Estimated Expense</b>	\$131,779	\$108,009	\$330,852	\$150,270
<b>Expense SqFt</b>	\$5.92	\$5.92	\$6.36	\$5.38
<b>Net Operating Income</b>	\$152,036	\$124,800	\$317,877	\$241,245
<b>Full Market Value</b>	\$945,000	\$773,000	\$2,003,000	\$1,200,000
<b>Market Value per SqFt</b>	\$42.45	\$42.34	\$38.52	\$42.93
<b>Distance from Cooperative in miles</b>		0.10	0.08	0.67

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09843-0019	4-09843-0029	4-09845-0001	4-09803-0015
<b>Address</b>	170 HIGHLAND AVENUE	170 CEDARCROFT ROAD	175 87 DRIVE	89 169 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	50	66	66	71
<b>Year Built</b>	1940	1930	1939	1941
<b>Gross SqFt</b>	58,300	52,000	70,625	73,500
<b>Estimated Gross Income</b>	\$727,584	\$648,729	\$876,729	\$981,163
<b>Gross Income per SqFt</b>	\$12.48	\$12.48	\$12.41	\$13.35
<b>Estimated Expense</b>	\$370,788	\$330,852	\$415,916	\$292,366
<b>Expense SqFt</b>	\$6.36	\$6.36	\$5.89	\$3.98
<b>Net Operating Income</b>	\$356,796	\$317,877	\$460,813	\$688,797
<b>Full Market Value</b>	\$2,249,000	\$2,003,000	\$2,456,000	\$4,447,000
<b>Market Value per SqFt</b>	\$38.58	\$38.52	\$34.78	\$60.50
<b>Distance from Cooperative in miles</b>		0.00	0.15	0.23

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09845-0027	4-09834-0056	4-09845-0012	4-09803-0015
<b>Address</b>	172 HIGHLAND AVENUE	175 88 AVENUE	175 87 DRIVE	89 169 STREET
<b>Neighborhood</b>	JAMAICA	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	141	108	72	71
<b>Year Built</b>	1958	1963	1941	1941
<b>Gross SqFt</b>	115,312	100,947	74,000	73,500
<b>Estimated Gross Income</b>	\$1,621,287	\$1,419,104	\$1,098,308	\$981,163
<b>Gross Income per SqFt</b>	\$14.06	\$14.06	\$14.84	\$13.35
<b>Estimated Expense</b>	\$784,122	\$686,546	\$350,139	\$292,366
<b>Expense SqFt</b>	\$6.80	\$6.80	\$4.73	\$3.98
<b>Net Operating Income</b>	\$837,165	\$732,558	\$748,169	\$688,797
<b>Full Market Value</b>	\$5,502,000	\$4,814,000	\$5,001,000	\$4,447,000
<b>Market Value per SqFt</b>	\$47.71	\$47.69	\$67.58	\$60.50
<b>Distance from Cooperative in miles</b>		0.18	0.00	0.30

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09859-0088	4-09814-0026	4-09793-0069	4-09814-0006
<b>Address</b>	84 168 STREET	164 HILLSIDE AVENUE	89 164 STREET	88 164 STREET
<b>Neighborhood</b>	JAMAICA HILLS	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	120	158	200	162
<b>Year Built</b>	1939	1962	1928	1962
<b>Gross SqFt</b>	133,175	138,240	135,643	156,240
<b>Estimated Gross Income</b>	\$1,705,972	\$1,786,839	\$1,551,002	\$2,000,799
<b>Gross Income per SqFt</b>	\$12.81	\$12.93	\$11.43	\$12.81
<b>Estimated Expense</b>	\$803,045	\$612,815	\$785,212	\$941,720
<b>Expense SqFt</b>	\$6.03	\$4.43	\$5.79	\$6.03
<b>Net Operating Income</b>	\$902,927	\$1,174,024	\$765,790	\$1,059,079
<b>Full Market Value</b>	\$5,746,000	\$7,495,000	\$3,594,000	\$6,738,000
<b>Market Value per SqFt</b>	\$43.15	\$54.22	\$26.50	\$43.13
<b>Distance from Cooperative in miles</b>		0.45	0.60	0.45

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09860-0040	4-09834-0056	4-09858-0014	
<b>Address</b>	84 169 STREET	175 88 AVENUE	164 84 AVENUE	
<b>Neighborhood</b>	JAMAICA HILLS	JAMAICA	JAMAICA HILLS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	125	108	76	
<b>Year Built</b>	1955	1963	1962	
<b>Gross SqFt</b>	93,000	100,947	55,626	
<b>Estimated Gross Income</b>	\$1,301,070	\$1,419,104	\$774,450	
<b>Gross Income per SqFt</b>	\$13.99	\$14.06	\$13.92	
<b>Estimated Expense</b>	\$560,790	\$686,546	\$291,988	
<b>Expense SqFt</b>	\$6.03	\$6.80	\$5.25	
<b>Net Operating Income</b>	\$740,280	\$732,558	\$482,462	
<b>Full Market Value</b>	\$3,993,000	\$4,814,000	\$3,160,000	
<b>Market Value per SqFt</b>	\$42.94	\$47.69	\$56.81	
<b>Distance from Cooperative in miles</b>		0.54	0.21	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09884-0043	4-09834-0056	4-09768-0001	
<b>Address</b>	175 DEVONSHIRE ROAD	175 88 AVENUE	162 89 AVENUE	
<b>Neighborhood</b>	JAMAICA ESTATES	JAMAICA	JAMAICA	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	82	108	71	
<b>Year Built</b>	1939	1963	1931	
<b>Gross SqFt</b>	94,800	100,947	77,400	
<b>Estimated Gross Income</b>	\$1,288,332	\$1,419,104	\$1,015,751	
<b>Gross Income per SqFt</b>	\$13.59	\$14.06	\$13.12	
<b>Estimated Expense</b>	\$544,152	\$686,546	\$361,501	
<b>Expense SqFt</b>	\$5.74	\$6.80	\$4.67	
<b>Net Operating Income</b>	\$744,180	\$732,558	\$654,250	
<b>Full Market Value</b>	\$4,066,000	\$4,814,000	\$4,199,000	
<b>Market Value per SqFt</b>	\$42.89	\$47.69	\$54.25	
<b>Distance from Cooperative in miles</b>		0.21	0.71	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09913-0059	4-09823-0009	4-09820-0049	4-09827-0018
<b>Address</b>	88 179 STREET	169 88 AVENUE	168 88 AVENUE	87 171 STREET
<b>Neighborhood</b>	HOLLIS	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	63	65	78	81
<b>Year Built</b>	1963	1960	1958	1961
<b>Gross SqFt</b>	47,844	40,344	50,976	62,676
<b>Estimated Gross Income</b>	\$710,005	\$634,173	\$732,672	\$930,167
<b>Gross Income per SqFt</b>	\$14.84	\$15.72	\$14.37	\$14.84
<b>Estimated Expense</b>	\$296,154	\$271,253	\$402,691	\$387,693
<b>Expense SqFt</b>	\$6.19	\$6.72	\$7.90	\$6.19
<b>Net Operating Income</b>	\$413,851	\$362,920	\$329,981	\$542,474
<b>Full Market Value</b>	\$2,480,000	\$2,468,000	\$2,069,000	\$3,626,000
<b>Market Value per SqFt</b>	\$51.84	\$61.17	\$40.59	\$57.85
<b>Distance from Cooperative in miles</b>		0.41	0.46	0.30

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09917-0013	4-09845-0001	4-10821-0018	4-10461-0057
<b>Address</b>	88 182 STREET	175 87 DRIVE	91 193 STREET	88 193 STREET
<b>Neighborhood</b>	HOLLIS	JAMAICA	HOLLIS	HOLLIS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	65	66	81	62
<b>Year Built</b>	1955	1939	1959	1939
<b>Gross SqFt</b>	58,146	70,625	72,791	53,200
<b>Estimated Gross Income</b>	\$777,412	\$876,729	\$973,249	\$733,303
<b>Gross Income per SqFt</b>	\$13.37	\$12.41	\$13.37	\$13.78
<b>Estimated Expense</b>	\$315,151	\$415,916	\$394,340	\$364,066
<b>Expense SqFt</b>	\$5.42	\$5.89	\$5.42	\$6.84
<b>Net Operating Income</b>	\$462,261	\$460,813	\$578,909	\$369,237
<b>Full Market Value</b>	\$2,987,000	\$2,456,000	\$3,739,000	\$1,815,000
<b>Market Value per SqFt</b>	\$51.37	\$34.78	\$51.37	\$34.12
<b>Distance from Cooperative in miles</b>		0.44	0.77	0.72

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09944-0001	4-09844-0110	4-09823-0009	4-09884-0001
<b>Address</b>	87 MIDLAND PARKWAY	87 KINGSTON PLACE	169 88 AVENUE	175 HIGHLAND AVENUE
<b>Neighborhood</b>	JAMAICA ESTATES	JAMAICA	JAMAICA	JAMAICA ESTATES
<b>Building Classification</b>	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	53	79	65	52
<b>Year Built</b>	1960	1955	1960	1940
<b>Gross SqFt</b>	34,200	84,611	40,344	48,252
<b>Estimated Gross Income</b>	\$511,974	\$1,266,376	\$634,173	\$713,897
<b>Gross Income per SqFt</b>	\$14.97	\$14.97	\$15.72	\$14.80
<b>Estimated Expense</b>	\$240,426	\$595,197	\$271,253	\$274,325
<b>Expense SqFt</b>	\$7.03	\$7.03	\$6.72	\$5.69
<b>Net Operating Income</b>	\$271,548	\$671,179	\$362,920	\$439,572
<b>Full Market Value</b>	\$1,730,000	\$3,545,000	\$2,468,000	\$2,936,000
<b>Market Value per SqFt</b>	\$50.58	\$41.90	\$61.17	\$60.85
<b>Distance from Cooperative in miles</b>		0.51	0.60	0.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09951-0011	4-09845-0012	4-09884-0001	
<b>Address</b>	182 WEXFORD TERRACE	175 87 DRIVE	175 HIGHLAND AVENUE	
<b>Neighborhood</b>	JAMAICA ESTATES	JAMAICA	JAMAICA ESTATES	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	98	72	52	
<b>Year Built</b>	1951	1941	1940	
<b>Gross SqFt</b>	80,550	74,000	48,252	
<b>Estimated Gross Income</b>	\$1,193,751	\$1,098,308	\$713,897	
<b>Gross Income per SqFt</b>	\$14.82	\$14.84	\$14.80	
<b>Estimated Expense</b>	\$419,666	\$350,139	\$274,325	
<b>Expense SqFt</b>	\$5.21	\$4.73	\$5.69	
<b>Net Operating Income</b>	\$774,085	\$748,169	\$439,572	
<b>Full Market Value</b>	\$5,173,000	\$5,001,000	\$2,936,000	
<b>Market Value per SqFt</b>	\$64.22	\$67.58	\$60.85	
<b>Distance from Cooperative in miles</b>		0.51	0.46	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-09954-0049	4-10499-0083	4-09937-0025	
<b>Address</b>	87 CHELSEA STREET	188 87 DRIVE	178 WEXFORD TERRACE	
<b>Neighborhood</b>	JAMAICA ESTATES	HOLLISWOOD	JAMAICA ESTATES	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	62	95	73	
<b>Year Built</b>	1963	1950	1956	
<b>Gross SqFt</b>	58,350	68,466	57,186	
<b>Estimated Gross Income</b>	\$1,026,377	\$1,187,206	\$1,019,579	
<b>Gross Income per SqFt</b>	\$17.59	\$17.34	\$17.83	
<b>Estimated Expense</b>	\$425,955	\$528,361	\$393,233	
<b>Expense SqFt</b>	\$7.30	\$7.72	\$6.88	
<b>Net Operating Income</b>	\$600,422	\$658,845	\$626,346	
<b>Full Market Value</b>	\$4,210,000	\$4,604,000	\$4,406,000	
<b>Market Value per SqFt</b>	\$72.15	\$67.25	\$77.05	
<b>Distance from Cooperative in miles</b>		0.21	0.39	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10262-0006	4-12351-0011	4-09762-0028	4-10362-0001
<b>Address</b>	109 172 STREET	116 169 STREET	88 PARSONS BOULEVARD	102 184 STREET
<b>Neighborhood</b>	SOUTH JAMAICA	SO. JAMAICA-BAISLEY PARK	JAMAICA	HOLLIS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	60	40	61	26
<b>Year Built</b>	1951	1951	1931	1948
<b>Gross SqFt</b>	52,326	28,116	55,500	20,944
<b>Estimated Gross Income</b>	\$740,413	\$411,140	\$785,468	\$291,556
<b>Gross Income per SqFt</b>	\$14.15	\$14.62	\$14.15	\$13.92
<b>Estimated Expense</b>	\$321,282	\$205,476	\$340,650	\$137,031
<b>Expense SqFt</b>	\$6.14	\$7.31	\$6.14	\$6.54
<b>Net Operating Income</b>	\$419,131	\$205,664	\$444,818	\$154,525
<b>Full Market Value</b>	\$2,477,000	\$1,187,000	\$2,930,000	\$1,012,000
<b>Market Value per SqFt</b>	\$47.34	\$42.22	\$52.79	\$48.32
<b>Distance from Cooperative in miles</b>		0.75	1.24	0.84

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10264-0091	4-10362-0001	4-10361-0050	4-09762-0028
<b>Address</b>	171 110 AVENUE	102 184 STREET	102 184 STREET	88 PARSONS BOULEVARD
<b>Neighborhood</b>	SOUTH JAMAICA	HOLLIS	HOLLIS	JAMAICA
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	56	26	24	61
<b>Year Built</b>	1951	1948	1948	1931
<b>Gross SqFt</b>	47,800	20,944	18,720	55,500
<b>Estimated Gross Income</b>	\$665,376	\$291,556	\$228,665	\$785,468
<b>Gross Income per SqFt</b>	\$13.92	\$13.92	\$12.22	\$14.15
<b>Estimated Expense</b>	\$312,612	\$137,031	\$108,518	\$340,650
<b>Expense SqFt</b>	\$6.54	\$6.54	\$5.80	\$6.14
<b>Net Operating Income</b>	\$352,764	\$154,525	\$120,147	\$444,818
<b>Full Market Value</b>	\$2,311,000	\$1,012,000	\$476,000	\$2,930,000
<b>Market Value per SqFt</b>	\$48.35	\$48.32	\$25.43	\$52.79
<b>Distance from Cooperative in miles</b>		0.78	0.74	1.28

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10524-0001	4-10723-0001	4-10668-0001	4-10681-0033
<b>Address</b>	196 POMPEII AVENUE	90 BRADDOCK AVENUE	89 221 PLACE	213 HILLSIDE AVENUE
<b>Neighborhood</b>	HOLLISWOOD	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	152	88	66	18
<b>Year Built</b>	1950	1950	1949	1949
<b>Gross SqFt</b>	120,184	67,700	47,776	14,300
<b>Estimated Gross Income</b>	\$2,047,935	\$1,145,599	\$822,572	\$243,714
<b>Gross Income per SqFt</b>	\$17.04	\$16.92	\$17.22	\$17.04
<b>Estimated Expense</b>	\$1,004,738	\$487,990	\$361,163	\$119,507
<b>Expense SqFt</b>	\$8.36	\$7.21	\$7.56	\$8.36
<b>Net Operating Income</b>	\$1,043,197	\$657,609	\$461,409	\$124,207
<b>Full Market Value</b>	\$5,754,000	\$4,565,000	\$3,218,000	\$864,000
<b>Market Value per SqFt</b>	\$47.88	\$67.43	\$67.36	\$60.42
<b>Distance from Cooperative in miles</b>		1.62	1.55	0.81

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10524-0150	4-10687-0035	4-10823-0031	4-10591-0072
<b>Address</b>	87 POMPEII AVENUE	218 HILLSIDE AVENUE	195 JAMAICA AVENUE	209 HILLSIDE AVENUE
<b>Neighborhood</b>	HOLLISWOOD	QUEENS VILLAGE	HOLLIS	HOLLISWOOD
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	112	60	65	25
<b>Year Built</b>	1950	1950	1963	1949
<b>Gross SqFt</b>	88,500	45,479	27,849	19,166
<b>Estimated Gross Income</b>	\$1,350,510	\$714,541	\$425,000	\$289,508
<b>Gross Income per SqFt</b>	\$15.26	\$15.71	\$15.26	\$15.11
<b>Estimated Expense</b>	\$614,190	\$315,033	\$193,376	\$136,069
<b>Expense SqFt</b>	\$6.94	\$6.93	\$6.94	\$7.10
<b>Net Operating Income</b>	\$736,320	\$399,508	\$231,624	\$153,439
<b>Full Market Value</b>	\$4,707,000	\$2,311,000	\$1,562,000	\$1,032,000
<b>Market Value per SqFt</b>	\$53.19	\$50.81	\$56.09	\$53.85
<b>Distance from Cooperative in miles</b>		1.12	0.59	0.49

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10535-0010	4-09814-0006	4-10821-0070	
<b>Address</b>	87 FRANCIS LEWIS BOULEVAR	88 164 STREET	91 195 STREET	
<b>Neighborhood</b>	HOLLISWOOD	JAMAICA	HOLLIS	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	200	162	84	
<b>Year Built</b>	1953	1962	1949	
<b>Gross SqFt</b>	192,616	156,240	74,361	
<b>Estimated Gross Income</b>	\$2,700,476	\$2,000,799	\$1,131,768	
<b>Gross Income per SqFt</b>	\$14.02	\$12.81	\$15.22	
<b>Estimated Expense</b>	\$1,261,635	\$941,720	\$525,706	
<b>Expense SqFt</b>	\$6.55	\$6.03	\$7.07	
<b>Net Operating Income</b>	\$1,438,841	\$1,059,079	\$606,062	
<b>Full Market Value</b>	\$8,857,000	\$6,738,000	\$4,084,000	
<b>Market Value per SqFt</b>	\$45.98	\$43.13	\$54.92	
<b>Distance from Cooperative in miles</b>		2.11	0.75	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10535-0050	4-10821-0070	4-10499-0075	
<b>Address</b>	204 FOOTHILL AVENUE	91 195 STREET	190 HILLSIDE AVENUE	
<b>Neighborhood</b>	HOLLISWOOD	HOLLIS	HOLLISWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	200	84	110	
<b>Year Built</b>	1953	1949	1960	
<b>Gross SqFt</b>	185,016	74,361	100,116	
<b>Estimated Gross Income</b>	\$2,708,634	\$1,131,768	\$1,407,006	
<b>Gross Income per SqFt</b>	\$14.64	\$15.22	\$14.05	
<b>Estimated Expense</b>	\$1,241,457	\$525,706	\$635,013	
<b>Expense SqFt</b>	\$6.71	\$7.07	\$6.34	
<b>Net Operating Income</b>	\$1,467,177	\$606,062	\$771,993	
<b>Full Market Value</b>	\$8,857,000	\$4,084,000	\$5,072,000	
<b>Market Value per SqFt</b>	\$47.87	\$54.92	\$50.66	
<b>Distance from Cooperative in miles</b>		0.75	0.76	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10538-0010	4-10821-0018	4-10499-0075	
<b>Address</b>	87 204 STREET	91 193 STREET	190 HILLSIDE AVENUE	
<b>Neighborhood</b>	HOLLISWOOD	HOLLIS	HOLLISWOOD	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	
<b>Total Units</b>	300	81	110	
<b>Year Built</b>	1954	1959	1960	
<b>Gross SqFt</b>	277,524	72,791	100,116	
<b>Estimated Gross Income</b>	\$3,804,854	\$973,249	\$1,407,006	
<b>Gross Income per SqFt</b>	\$13.71	\$13.37	\$14.05	
<b>Estimated Expense</b>	\$1,631,841	\$394,340	\$635,013	
<b>Expense SqFt</b>	\$5.88	\$5.42	\$6.34	
<b>Net Operating Income</b>	\$2,173,013	\$578,909	\$771,993	
<b>Full Market Value</b>	\$14,160,000	\$3,739,000	\$5,072,000	
<b>Market Value per SqFt</b>	\$51.02	\$51.37	\$50.66	
<b>Distance from Cooperative in miles</b>		0.74	0.69	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10538-0070	4-09814-0006	4-10821-0018	4-10821-0060
<b>Address</b>	87 204 STREET	88 164 STREET	91 193 STREET	91 195 STREET
<b>Neighborhood</b>	HOLLISWOOD	JAMAICA	HOLLIS	HOLLIS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	197	162	81	96
<b>Year Built</b>	1954	1962	1959	1950
<b>Gross SqFt</b>	185,016	156,240	72,791	69,312
<b>Estimated Gross Income</b>	\$2,473,664	\$2,000,799	\$973,249	\$988,932
<b>Gross Income per SqFt</b>	\$13.37	\$12.81	\$13.37	\$14.27
<b>Estimated Expense</b>	\$1,002,787	\$941,720	\$394,340	\$417,799
<b>Expense SqFt</b>	\$5.42	\$6.03	\$5.42	\$6.03
<b>Net Operating Income</b>	\$1,470,877	\$1,059,079	\$578,909	\$571,133
<b>Full Market Value</b>	\$8,857,000	\$6,738,000	\$3,739,000	\$3,772,000
<b>Market Value per SqFt</b>	\$47.87	\$43.13	\$51.37	\$54.42
<b>Distance from Cooperative in miles</b>		2.04	0.74	0.74

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10682-0001	4-10681-0102	4-10684-0022	4-10591-0050
<b>Address</b>	87 214 STREET	212 HILLSIDE AVENUE	215 HILLSIDE AVENUE	211 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	HOLLISWOOD
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	14	18	26	21
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	10,795	14,300	20,403	15,908
<b>Estimated Gross Income</b>	\$169,913	\$240,953	\$306,774	\$250,464
<b>Gross Income per SqFt</b>	\$15.74	\$16.85	\$15.04	\$15.74
<b>Estimated Expense</b>	\$74,378	\$116,187	\$144,184	\$109,595
<b>Expense SqFt</b>	\$6.89	\$8.12	\$7.07	\$6.89
<b>Net Operating Income</b>	\$95,535	\$124,766	\$162,590	\$140,869
<b>Full Market Value</b>	\$650,000	\$742,000	\$1,091,000	\$959,000
<b>Market Value per SqFt</b>	\$60.21	\$51.89	\$53.47	\$60.28
<b>Distance from Cooperative in miles</b>		0.15	0.10	0.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10682-0053	4-10684-0022	4-10591-0072	4-10681-0102
<b>Address</b>	214 HILLSIDE AVENUE	215 HILLSIDE AVENUE	209 HILLSIDE AVENUE	212 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	HOLLISWOOD	QUEENS VILLAGE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	25	26	25	18
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	19,300	20,403	19,166	14,300
<b>Estimated Gross Income</b>	\$291,623	\$306,774	\$289,508	\$240,953
<b>Gross Income per SqFt</b>	\$15.11	\$15.04	\$15.11	\$16.85
<b>Estimated Expense</b>	\$137,030	\$144,184	\$136,069	\$116,187
<b>Expense SqFt</b>	\$7.10	\$7.07	\$7.10	\$8.12
<b>Net Operating Income</b>	\$154,593	\$162,590	\$153,439	\$124,766
<b>Full Market Value</b>	\$1,039,000	\$1,091,000	\$1,032,000	\$742,000
<b>Market Value per SqFt</b>	\$53.83	\$53.47	\$53.85	\$51.89
<b>Distance from Cooperative in miles</b>		0.10	0.37	0.15

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-10682-0065	4-10684-0022	4-10681-0102	4-10591-0072
<b>Address</b>	214 HILLSIDE AVENUE	215 HILLSIDE AVENUE	212 HILLSIDE AVENUE	209 HILLSIDE AVENUE
<b>Neighborhood</b>	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE	HOLLISWOOD
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	25	26	18	25
<b>Year Built</b>	1949	1949	1949	1949
<b>Gross SqFt</b>	19,300	20,403	14,300	19,166
<b>Estimated Gross Income</b>	\$291,623	\$306,774	\$240,953	\$289,508
<b>Gross Income per SqFt</b>	\$15.11	\$15.04	\$16.85	\$15.11
<b>Estimated Expense</b>	\$137,030	\$144,184	\$116,187	\$136,069
<b>Expense SqFt</b>	\$7.10	\$7.07	\$8.12	\$7.10
<b>Net Operating Income</b>	\$154,593	\$162,590	\$124,766	\$153,439
<b>Full Market Value</b>	\$1,039,000	\$1,091,000	\$742,000	\$1,032,000
<b>Market Value per SqFt</b>	\$53.83	\$53.47	\$51.89	\$53.85
<b>Distance from Cooperative in miles</b>		0.10	0.15	0.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11421-0013	4-09071-0097	4-09153-0066	4-09120-0048
<b>Address</b>	150 CROSS BAY BOULEVARD	99 95 STREET	105 88 STREET	103 97 STREET
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	131	43	24	24
<b>Year Built</b>	1957	1931	1928	1931
<b>Gross SqFt</b>	120,700	40,248	17,700	15,800
<b>Estimated Gross Income</b>	\$1,547,374	\$522,161	\$226,899	\$160,061
<b>Gross Income per SqFt</b>	\$12.82	\$12.97	\$12.82	\$10.13
<b>Estimated Expense</b>	\$666,264	\$172,969	\$97,617	\$78,746
<b>Expense SqFt</b>	\$5.52	\$4.30	\$5.52	\$4.98
<b>Net Operating Income</b>	\$881,110	\$349,192	\$129,282	\$81,315
<b>Full Market Value</b>	\$5,607,000	\$2,232,000	\$725,000	\$471,000
<b>Market Value per SqFt</b>	\$46.45	\$55.46	\$40.96	\$29.81
<b>Distance from Cooperative in miles</b>		1.15	0.78	0.93

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11431-0036	4-09710-0037	4-09814-0006	
<b>Address</b>	151 88 STREET	139 85 DRIVE	88 164 STREET	
<b>Neighborhood</b>	HOWARD BEACH	BRIARWOOD	JAMAICA	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	151	130	162	
<b>Year Built</b>	1963	1951	1962	
<b>Gross SqFt</b>	169,000	114,000	156,240	
<b>Estimated Gross Income</b>	\$2,357,550	\$1,719,794	\$2,000,799	
<b>Gross Income per SqFt</b>	\$13.95	\$15.09	\$12.81	
<b>Estimated Expense</b>	\$1,046,110	\$724,404	\$941,720	
<b>Expense SqFt</b>	\$6.19	\$6.35	\$6.03	
<b>Net Operating Income</b>	\$1,311,440	\$995,390	\$1,059,079	
<b>Full Market Value</b>	\$8,596,000	\$6,691,000	\$6,738,000	
<b>Market Value per SqFt</b>	\$50.86	\$58.69	\$43.13	
<b>Distance from Cooperative in miles</b>		3.34	3.91	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11434-0007	4-09693-0051	4-09814-0006	4-09814-0026
<b>Address</b>	88 151 AVENUE	148 89 AVENUE	88 164 STREET	164 HILLSIDE AVENUE
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	151	120	162	158
<b>Year Built</b>	1962	1942	1962	1962
<b>Gross SqFt</b>	149,000	127,200	156,240	138,240
<b>Estimated Gross Income</b>	\$1,908,690	\$1,295,479	\$2,000,799	\$1,786,839
<b>Gross Income per SqFt</b>	\$12.81	\$10.18	\$12.81	\$12.93
<b>Estimated Expense</b>	\$898,470	\$738,273	\$941,720	\$612,815
<b>Expense SqFt</b>	\$6.03	\$5.80	\$6.03	\$4.43
<b>Net Operating Income</b>	\$1,010,220	\$557,206	\$1,059,079	\$1,174,024
<b>Full Market Value</b>	\$6,123,000	\$3,231,000	\$6,738,000	\$7,495,000
<b>Market Value per SqFt</b>	\$41.09	\$25.40	\$43.13	\$54.22
<b>Distance from Cooperative in miles</b>		3.34	3.85	3.85

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11434-0025	4-09814-0006	4-09693-0051	4-09814-0026
<b>Address</b>	89 155 AVENUE	88 164 STREET	148 89 AVENUE	164 HILLSIDE AVENUE
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	150	162	120	158
<b>Year Built</b>	1962	1962	1942	1962
<b>Gross SqFt</b>	152,100	156,240	127,200	138,240
<b>Estimated Gross Income</b>	\$1,948,401	\$2,000,799	\$1,295,479	\$1,786,839
<b>Gross Income per SqFt</b>	\$12.81	\$12.81	\$10.18	\$12.93
<b>Estimated Expense</b>	\$917,163	\$941,720	\$738,273	\$612,815
<b>Expense SqFt</b>	\$6.03	\$6.03	\$5.80	\$4.43
<b>Net Operating Income</b>	\$1,031,238	\$1,059,079	\$557,206	\$1,174,024
<b>Full Market Value</b>	\$6,292,000	\$6,738,000	\$3,231,000	\$7,495,000
<b>Market Value per SqFt</b>	\$41.37	\$43.13	\$25.40	\$54.22
<b>Distance from Cooperative in miles</b>		3.85	3.34	3.85

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11434-0050	4-09814-0006	4-09693-0051	4-09814-0026
<b>Address</b>	88 155 AVENUE	88 164 STREET	148 89 AVENUE	164 HILLSIDE AVENUE
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	149	162	120	158
<b>Year Built</b>	1960	1962	1942	1962
<b>Gross SqFt</b>	152,100	156,240	127,200	138,240
<b>Estimated Gross Income</b>	\$1,948,401	\$2,000,799	\$1,295,479	\$1,786,839
<b>Gross Income per SqFt</b>	\$12.81	\$12.81	\$10.18	\$12.93
<b>Estimated Expense</b>	\$917,163	\$941,720	\$738,273	\$612,815
<b>Expense SqFt</b>	\$6.03	\$6.03	\$5.80	\$4.43
<b>Net Operating Income</b>	\$1,031,238	\$1,059,079	\$557,206	\$1,174,024
<b>Full Market Value</b>	\$6,292,000	\$6,738,000	\$3,231,000	\$7,495,000
<b>Market Value per SqFt</b>	\$41.37	\$43.13	\$25.40	\$54.22
<b>Distance from Cooperative in miles</b>		3.85	3.34	3.85

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11434-0075	4-08847-0214	4-09304-0011	
<b>Address</b>	153 88 STREET	85 85 DRIVE	87 115 STREET	
<b>Neighborhood</b>	HOWARD BEACH	WOODHAVEN	RICHMOND HILL	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	81	84	60	
<b>Year Built</b>	1961	1926	1938	
<b>Gross SqFt</b>	77,701	85,000	65,976	
<b>Estimated Gross Income</b>	\$1,032,646	\$1,116,256	\$887,269	
<b>Gross Income per SqFt</b>	\$13.29	\$13.13	\$13.45	
<b>Estimated Expense</b>	\$337,999	\$367,820	\$288,547	
<b>Expense SqFt</b>	\$4.35	\$4.33	\$4.37	
<b>Net Operating Income</b>	\$694,647	\$748,436	\$598,722	
<b>Full Market Value</b>	\$3,642,000	\$4,785,000	\$3,720,000	
<b>Market Value per SqFt</b>	\$46.87	\$56.29	\$56.38	
<b>Distance from Cooperative in miles</b>		1.98	2.19	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11434-0100	4-09814-0006	4-09693-0051	4-09814-0026
<b>Address</b>	151 88 STREET	88 164 STREET	148 89 AVENUE	164 HILLSIDE AVENUE
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	149	162	120	158
<b>Year Built</b>	1960	1962	1942	1962
<b>Gross SqFt</b>	152,100	156,240	127,200	138,240
<b>Estimated Gross Income</b>	\$1,948,401	\$2,000,799	\$1,295,479	\$1,786,839
<b>Gross Income per SqFt</b>	\$12.81	\$12.81	\$10.18	\$12.93
<b>Estimated Expense</b>	\$917,163	\$941,720	\$738,273	\$612,815
<b>Expense SqFt</b>	\$6.03	\$6.03	\$5.80	\$4.43
<b>Net Operating Income</b>	\$1,031,238	\$1,059,079	\$557,206	\$1,174,024
<b>Full Market Value</b>	\$6,292,000	\$6,738,000	\$3,231,000	\$7,495,000
<b>Market Value per SqFt</b>	\$41.37	\$43.13	\$25.40	\$54.22
<b>Distance from Cooperative in miles</b>		3.85	3.34	3.85

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11446-0012	4-09814-0006	4-09693-0051	4-09678-0112
<b>Address</b>	84 153 AVENUE	88 164 STREET	148 89 AVENUE	90 149 STREET
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	172	162	120	112
<b>Year Built</b>	1964	1962	1942	1941
<b>Gross SqFt</b>	158,600	156,240	127,200	110,538
<b>Estimated Gross Income</b>	\$2,031,666	\$2,000,799	\$1,295,479	\$1,459,646
<b>Gross Income per SqFt</b>	\$12.81	\$12.81	\$10.18	\$13.20
<b>Estimated Expense</b>	\$956,358	\$941,720	\$738,273	\$551,953
<b>Expense SqFt</b>	\$6.03	\$6.03	\$5.80	\$4.99
<b>Net Operating Income</b>	\$1,075,308	\$1,059,079	\$557,206	\$907,693
<b>Full Market Value</b>	\$6,546,000	\$6,738,000	\$3,231,000	\$5,838,000
<b>Market Value per SqFt</b>	\$41.27	\$43.13	\$25.40	\$52.81
<b>Distance from Cooperative in miles</b>		4.00	3.49	3.37

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11446-0050	4-09814-0006	4-09693-0051	4-09678-0112
<b>Address</b>	84 153 AVENUE	88 164 STREET	148 89 AVENUE	90 149 STREET
<b>Neighborhood</b>	HOWARD BEACH	JAMAICA	JAMAICA	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	172	162	120	112
<b>Year Built</b>	1964	1962	1942	1941
<b>Gross SqFt</b>	158,600	156,240	127,200	110,538
<b>Estimated Gross Income</b>	\$2,031,666	\$2,000,799	\$1,295,479	\$1,459,646
<b>Gross Income per SqFt</b>	\$12.81	\$12.81	\$10.18	\$13.20
<b>Estimated Expense</b>	\$956,358	\$941,720	\$738,273	\$551,953
<b>Expense SqFt</b>	\$6.03	\$6.03	\$5.80	\$4.99
<b>Net Operating Income</b>	\$1,075,308	\$1,059,079	\$557,206	\$907,693
<b>Full Market Value</b>	\$6,546,000	\$6,738,000	\$3,231,000	\$5,838,000
<b>Market Value per SqFt</b>	\$41.27	\$43.13	\$25.40	\$52.81
<b>Distance from Cooperative in miles</b>		4.00	3.49	3.37

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11451-0009	4-09071-0097	4-09153-0066	4-09120-0048
<b>Address</b>	155 155 AVENUE	99 95 STREET	105 88 STREET	103 97 STREET
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	92	43	24	24
<b>Year Built</b>	1958	1931	1928	1931
<b>Gross SqFt</b>	90,300	40,248	17,700	15,800
<b>Estimated Gross Income</b>	\$1,157,646	\$522,161	\$226,899	\$160,061
<b>Gross Income per SqFt</b>	\$12.82	\$12.97	\$12.82	\$10.13
<b>Estimated Expense</b>	\$498,456	\$172,969	\$97,617	\$78,746
<b>Expense SqFt</b>	\$5.52	\$4.30	\$5.52	\$4.98
<b>Net Operating Income</b>	\$659,190	\$349,192	\$129,282	\$81,315
<b>Full Market Value</b>	\$3,739,000	\$2,232,000	\$725,000	\$471,000
<b>Market Value per SqFt</b>	\$41.41	\$55.46	\$40.96	\$29.81
<b>Distance from Cooperative in miles</b>		1.29	0.91	1.07

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11451-0050	4-09234-0040	4-09120-0048	
<b>Address</b>	90 153 AVENUE	84 118 STREET	103 97 STREET	
<b>Neighborhood</b>	HOWARD BEACH	KEW GARDENS	OZONE PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	100	27	24	
<b>Year Built</b>	1958	1930	1931	
<b>Gross SqFt</b>	98,500	30,000	15,800	
<b>Estimated Gross Income</b>	\$1,108,125	\$371,209	\$160,061	
<b>Gross Income per SqFt</b>	\$11.25	\$12.37	\$10.13	
<b>Estimated Expense</b>	\$448,175	\$123,353	\$78,746	
<b>Expense SqFt</b>	\$4.55	\$4.11	\$4.98	
<b>Net Operating Income</b>	\$659,950	\$247,856	\$81,315	
<b>Full Market Value</b>	\$3,995,000	\$1,234,000	\$471,000	
<b>Market Value per SqFt</b>	\$40.56	\$41.13	\$29.81	
<b>Distance from Cooperative in miles</b>		2.62	1.07	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11459-0001	4-09234-0040	4-09055-0036	4-09120-0048
<b>Address</b>	155 155 AVENUE	84 118 STREET	84 101 AVENUE	103 97 STREET
<b>Neighborhood</b>	HOWARD BEACH	KEW GARDENS	OZONE PARK	OZONE PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	120	27	16	24
<b>Year Built</b>	1958	1930	1925	1931
<b>Gross SqFt</b>	112,500	30,000	14,104	15,800
<b>Estimated Gross Income</b>	\$1,266,750	\$371,209	\$158,761	\$160,061
<b>Gross Income per SqFt</b>	\$11.26	\$12.37	\$11.26	\$10.13
<b>Estimated Expense</b>	\$463,500	\$123,353	\$58,116	\$78,746
<b>Expense SqFt</b>	\$4.12	\$4.11	\$4.12	\$4.98
<b>Net Operating Income</b>	\$803,250	\$247,856	\$100,645	\$81,315
<b>Full Market Value</b>	\$4,671,000	\$1,234,000	\$268,000	\$471,000
<b>Market Value per SqFt</b>	\$41.52	\$41.13	\$19.00	\$29.81
<b>Distance from Cooperative in miles</b>		2.98	1.33	1.41

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11461-0002	4-09153-0066	4-09120-0048	4-09055-0036
<b>Address</b>	81 155 AVENUE	105 88 STREET	103 97 STREET	84 101 AVENUE
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	96	24	24	16
<b>Year Built</b>	1958	1928	1931	1925
<b>Gross SqFt</b>	92,484	17,700	15,800	14,104
<b>Estimated Gross Income</b>	\$1,041,370	\$226,899	\$160,061	\$158,761
<b>Gross Income per SqFt</b>	\$11.26	\$12.82	\$10.13	\$11.26
<b>Estimated Expense</b>	\$381,034	\$97,617	\$78,746	\$58,116
<b>Expense SqFt</b>	\$4.12	\$5.52	\$4.98	\$4.12
<b>Net Operating Income</b>	\$660,336	\$129,282	\$81,315	\$100,645
<b>Full Market Value</b>	\$3,775,000	\$725,000	\$471,000	\$268,000
<b>Market Value per SqFt</b>	\$40.82	\$40.96	\$29.81	\$19.00
<b>Distance from Cooperative in miles</b>		1.06	1.34	1.33

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11461-0050	4-09153-0066	4-09120-0048	
<b>Address</b>	155 84 STREET	105 88 STREET	103 97 STREET	
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	100	24	24	
<b>Year Built</b>	1959	1928	1931	
<b>Gross SqFt</b>	95,944	17,700	15,800	
<b>Estimated Gross Income</b>	\$1,101,437	\$226,899	\$160,061	
<b>Gross Income per SqFt</b>	\$11.48	\$12.82	\$10.13	
<b>Estimated Expense</b>	\$503,706	\$97,617	\$78,746	
<b>Expense SqFt</b>	\$5.25	\$5.52	\$4.98	
<b>Net Operating Income</b>	\$597,731	\$129,282	\$81,315	
<b>Full Market Value</b>	\$3,648,000	\$725,000	\$471,000	
<b>Market Value per SqFt</b>	\$38.02	\$40.96	\$29.81	
<b>Distance from Cooperative in miles</b>		1.06	1.34	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11464-0001	4-09153-0066	4-09120-0048	4-09055-0036
<b>Address</b>	84 SHORE PARKWAY	105 88 STREET	103 97 STREET	84 101 AVENUE
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	OZONE PARK
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	84	24	24	16
<b>Year Built</b>	1959	1928	1931	1925
<b>Gross SqFt</b>	76,548	17,700	15,800	14,104
<b>Estimated Gross Income</b>	\$861,930	\$226,899	\$160,061	\$158,761
<b>Gross Income per SqFt</b>	\$11.26	\$12.82	\$10.13	\$11.26
<b>Estimated Expense</b>	\$315,378	\$97,617	\$78,746	\$58,116
<b>Expense SqFt</b>	\$4.12	\$5.52	\$4.98	\$4.12
<b>Net Operating Income</b>	\$546,552	\$129,282	\$81,315	\$100,645
<b>Full Market Value</b>	\$3,309,000	\$725,000	\$471,000	\$268,000
<b>Market Value per SqFt</b>	\$43.23	\$40.96	\$29.81	\$19.00
<b>Distance from Cooperative in miles</b>		1.02	1.28	1.32

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11466-0001	4-09071-0097	4-09120-0048	
<b>Address</b>	86 SHORE PARKWAY	99 95 STREET	103 97 STREET	
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	80	43	24	
<b>Year Built</b>	1958	1931	1931	
<b>Gross SqFt</b>	77,884	40,248	15,800	
<b>Estimated Gross Income</b>	\$899,560	\$522,161	\$160,061	
<b>Gross Income per SqFt</b>	\$11.55	\$12.97	\$10.13	
<b>Estimated Expense</b>	\$361,382	\$172,969	\$78,746	
<b>Expense SqFt</b>	\$4.64	\$4.30	\$4.98	
<b>Net Operating Income</b>	\$538,178	\$349,192	\$81,315	
<b>Full Market Value</b>	\$3,243,000	\$2,232,000	\$471,000	
<b>Market Value per SqFt</b>	\$41.64	\$55.46	\$29.81	
<b>Distance from Cooperative in miles</b>		1.39	1.18	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-11466-0025	4-09153-0066	4-09120-0048	
<b>Address</b>	88 155 AVENUE	105 88 STREET	103 97 STREET	
<b>Neighborhood</b>	HOWARD BEACH	OZONE PARK	OZONE PARK	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	80	24	24	
<b>Year Built</b>	1958	1928	1931	
<b>Gross SqFt</b>	74,104	17,700	15,800	
<b>Estimated Gross Income</b>	\$850,714	\$226,899	\$160,061	
<b>Gross Income per SqFt</b>	\$11.48	\$12.82	\$10.13	
<b>Estimated Expense</b>	\$389,046	\$97,617	\$78,746	
<b>Expense SqFt</b>	\$5.25	\$5.52	\$4.98	
<b>Net Operating Income</b>	\$461,668	\$129,282	\$81,315	
<b>Full Market Value</b>	\$2,818,000	\$725,000	\$471,000	
<b>Market Value per SqFt</b>	\$38.03	\$40.96	\$29.81	
<b>Distance from Cooperative in miles</b>		0.97	1.18	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12235-0002	4-12051-0020	4-02319-0010	4-09814-0006
<b>Address</b>	116 157 STREET	125 SUTPHIN BOULEVARD	47 59 STREET	88 164 STREET
<b>Neighborhood</b>	SO. JAMAICA-BAISLEY PARK	SO. JAMAICA-BAISLEY PARK	WOODSIDE	JAMAICA
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	215	148	233	162
<b>Year Built</b>	1962	1981	1970	1962
<b>Gross SqFt</b>	227,376	195,000	239,190	156,240
<b>Estimated Gross Income</b>	\$2,912,687	\$2,854,807	\$2,687,278	\$2,000,799
<b>Gross Income per SqFt</b>	\$12.81	\$14.64	\$11.23	\$12.81
<b>Estimated Expense</b>	\$1,371,077	\$1,169,529	\$1,316,766	\$941,720
<b>Expense SqFt</b>	\$6.03	\$6.00	\$5.51	\$6.03
<b>Net Operating Income</b>	\$1,541,610	\$1,685,278	\$1,370,512	\$1,059,079
<b>Full Market Value</b>	\$9,810,000	\$9,922,000	\$8,289,000	\$6,738,000
<b>Market Value per SqFt</b>	\$43.14	\$50.88	\$34.65	\$43.13
<b>Distance from Cooperative in miles</b>		0.78	7.43	1.73

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12483-0030	4-11298-0008	4-12311-0050	
<b>Address</b>	123 MERRICK BOULEVARD	115 SPRINGFIELD BOULEVARD	156 NORTH CONDUIT AVENUE	
<b>Neighborhood</b>	SPRINGFIELD GARDENS	CAMBRIA HEIGHTS	SPRINGFIELD GARDENS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	80	30	46	
<b>Year Built</b>	1972	1951	1972	
<b>Gross SqFt</b>	51,300	23,420	31,365	
<b>Estimated Gross Income</b>	\$827,982	\$377,949	\$590,957	
<b>Gross Income per SqFt</b>	\$16.14	\$16.14	\$18.84	
<b>Estimated Expense</b>	\$388,854	\$177,451	\$246,483	
<b>Expense SqFt</b>	\$7.58	\$7.58	\$7.86	
<b>Net Operating Income</b>	\$439,128	\$200,498	\$344,474	
<b>Full Market Value</b>	\$3,010,000	\$1,374,000	\$2,456,000	
<b>Market Value per SqFt</b>	\$58.67	\$58.67	\$78.30	
<b>Distance from Cooperative in miles</b>		1.72	1.19	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12495-0002	4-07117-0003	4-03175-0001	
<b>Address</b>	163 BAISLEY BOULEVARD	188 64 AVENUE	104 QUEENS BOULEVARD	
<b>Neighborhood</b>	SPRINGFIELD GARDENS	FRESH MEADOWS	REGO PARK	
<b>Building Classification</b>	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	5,860	1,201	1,327	
<b>Year Built</b>	1962	1947	1960	
<b>Gross SqFt</b>	6,940,450	1,228,778	1,741,458	
<b>Estimated Gross Income</b>	\$97,997,500	\$22,869,730	\$30,360,166	
<b>Gross Income per SqFt</b>	\$14.12	\$18.61	\$17.43	
<b>Estimated Expense</b>	\$58,798,500	\$8,614,555	\$12,751,270	
<b>Expense SqFt</b>	\$8.47	\$7.01	\$7.32	
<b>Net Operating Income</b>	\$39,199,000	\$14,255,175	\$17,608,896	
<b>Full Market Value</b>	\$257,990,000	\$95,953,000	\$123,174,000	
<b>Market Value per SqFt</b>	\$37.17	\$78.09	\$70.73	
<b>Distance from Cooperative in miles</b>		4.28	5.20	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12943-0119	4-12351-0011	4-10628-0080	
<b>Address</b>	232 131 AVENUE	116 169 STREET	214 93 AVENUE	
<b>Neighborhood</b>	LAURELTON	SO. JAMAICA-BAISLEY PARK	QUEENS VILLAGE	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	30	40	14	
<b>Year Built</b>	1950	1951	1929	
<b>Gross SqFt</b>	16,000	28,116	12,180	
<b>Estimated Gross Income</b>	\$236,640	\$411,140	\$182,132	
<b>Gross Income per SqFt</b>	\$14.79	\$14.62	\$14.95	
<b>Estimated Expense</b>	\$114,720	\$205,476	\$85,602	
<b>Expense SqFt</b>	\$7.17	\$7.31	\$7.03	
<b>Net Operating Income</b>	\$121,920	\$205,664	\$96,530	
<b>Full Market Value</b>	\$670,000	\$1,187,000	\$647,000	
<b>Market Value per SqFt</b>	\$41.88	\$42.22	\$53.12	
<b>Distance from Cooperative in miles</b>		2.29	2.99	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12944-0036	4-12458-0421	4-11317-0014	4-11025-0011
<b>Address</b>	233 233 STREET	187 120 AVENUE	116 SPRINGFIELD BOULEVARD	114 FRANCIS LEWIS BOULEVA
<b>Neighborhood</b>	LAURELTON	SPRINGFIELD GARDENS	CAMBRIA HEIGHTS	ST. ALBANS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	80	77	28	20
<b>Year Built</b>	1950	1949	1949	1949
<b>Gross SqFt</b>	53,680	71,000	23,366	18,000
<b>Estimated Gross Income</b>	\$705,355	\$932,761	\$319,124	\$227,944
<b>Gross Income per SqFt</b>	\$13.14	\$13.14	\$13.66	\$12.66
<b>Estimated Expense</b>	\$346,236	\$457,785	\$150,714	\$101,831
<b>Expense SqFt</b>	\$6.45	\$6.45	\$6.45	\$5.66
<b>Net Operating Income</b>	\$359,119	\$474,976	\$168,410	\$126,113
<b>Full Market Value</b>	\$2,251,000	\$3,051,000	\$1,096,000	\$799,000
<b>Market Value per SqFt</b>	\$41.93	\$42.97	\$46.91	\$44.39
<b>Distance from Cooperative in miles</b>		1.49	1.42	1.75

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12945-0002	4-12458-0421	4-11025-0011	4-10942-0101
<b>Address</b>	131 234 STREET	187 120 AVENUE	114 FRANCIS LEWIS BOULEVA	202 HOLLIS AVENUE
<b>Neighborhood</b>	LAURELTON	SPRINGFIELD GARDENS	ST. ALBANS	ST. ALBANS
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	227	77	20	20
<b>Year Built</b>	1950	1949	1949	1949
<b>Gross SqFt</b>	152,362	71,000	18,000	8,194
<b>Estimated Gross Income</b>	\$2,002,037	\$932,761	\$227,944	\$112,000
<b>Gross Income per SqFt</b>	\$13.14	\$13.14	\$12.66	\$13.67
<b>Estimated Expense</b>	\$982,735	\$457,785	\$101,831	\$51,520
<b>Expense SqFt</b>	\$6.45	\$6.45	\$5.66	\$6.29
<b>Net Operating Income</b>	\$1,019,302	\$474,976	\$126,113	\$60,480
<b>Full Market Value</b>	\$6,389,000	\$3,051,000	\$799,000	\$394,000
<b>Market Value per SqFt</b>	\$41.93	\$42.97	\$44.39	\$48.08
<b>Distance from Cooperative in miles</b>		1.58	1.80	2.27

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-12974-0023	4-11317-0014	4-11298-0008	4-12351-0011
<b>Address</b>	133 LAURELTON PARKWAY	116 SPRINGFIELD BOULEVARD	115 SPRINGFIELD BOULEVARD	116 169 STREET
<b>Neighborhood</b>	LAURELTON	CAMBRIA HEIGHTS	CAMBRIA HEIGHTS	SO. JAMAICA-BAISLEY PARK
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	60	28	30	40
<b>Year Built</b>	1950	1949	1951	1951
<b>Gross SqFt</b>	39,660	23,366	23,420	28,116
<b>Estimated Gross Income</b>	\$579,829	\$319,124	\$377,949	\$411,140
<b>Gross Income per SqFt</b>	\$14.62	\$13.66	\$16.14	\$14.62
<b>Estimated Expense</b>	\$289,915	\$150,714	\$177,451	\$205,476
<b>Expense SqFt</b>	\$7.31	\$6.45	\$7.58	\$7.31
<b>Net Operating Income</b>	\$289,914	\$168,410	\$200,498	\$205,664
<b>Full Market Value</b>	\$1,670,000	\$1,096,000	\$1,374,000	\$1,187,000
<b>Market Value per SqFt</b>	\$42.11	\$46.91	\$58.67	\$42.22
<b>Distance from Cooperative in miles</b>		1.57	1.67	2.40

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15507-0007	4-15572-0001	4-15771-0064	
<b>Address</b>	833 CENTRAL AVENUE	7 BEACH 9 STREET	439 BEACH 22 STREET	
<b>Neighborhood</b>	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	87	104	87	
<b>Year Built</b>	1966	1970	1966	
<b>Gross SqFt</b>	91,776	83,730	85,814	
<b>Estimated Gross Income</b>	\$1,385,104	\$1,195,964	\$977,363	
<b>Gross Income per SqFt</b>	\$15.09	\$14.28	\$11.39	
<b>Estimated Expense</b>	\$747,956	\$521,949	\$446,870	
<b>Expense SqFt</b>	\$8.15	\$6.23	\$5.21	
<b>Net Operating Income</b>	\$637,148	\$674,015	\$530,493	
<b>Full Market Value</b>	\$3,884,000	\$4,452,000	\$3,227,000	
<b>Market Value per SqFt</b>	\$42.32	\$53.17	\$37.60	
<b>Distance from Cooperative in miles</b>		0.46	0.96	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15555-0018	4-15762-0070	4-15572-0001	4-15555-0001
<b>Address</b>	10 NEILSON STREET	22 NEW HAVEN AVENUE	7 BEACH 9 STREET	10 NEILSON STREET
<b>Neighborhood</b>	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	87	108	104	108
<b>Year Built</b>	1960	1958	1970	1950
<b>Gross SqFt</b>	92,956	96,310	83,730	87,926
<b>Estimated Gross Income</b>	\$1,263,540	\$1,273,363	\$1,195,964	\$1,147,378
<b>Gross Income per SqFt</b>	\$13.59	\$13.22	\$14.28	\$13.05
<b>Estimated Expense</b>	\$644,405	\$598,587	\$521,949	\$513,061
<b>Expense SqFt</b>	\$6.93	\$6.22	\$6.23	\$5.84
<b>Net Operating Income</b>	\$619,135	\$674,776	\$674,015	\$634,317
<b>Full Market Value</b>	\$4,022,000	\$3,388,000	\$4,452,000	\$4,064,000
<b>Market Value per SqFt</b>	\$43.27	\$35.18	\$53.17	\$46.22
<b>Distance from Cooperative in miles</b>		0.56	0.09	0.00

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15574-0048	4-15622-0100	4-15629-0062	
<b>Address</b>	14 MOTT AVENUE	14 NEW HAVEN AVENUE	249 HEYSON ROAD	
<b>Neighborhood</b>	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	43	149	149	
<b>Year Built</b>	1931	1974	1974	
<b>Gross SqFt</b>	46,956	143,312	143,312	
<b>Estimated Gross Income</b>	\$630,150	\$2,017,621	\$1,827,727	
<b>Gross Income per SqFt</b>	\$13.42	\$14.08	\$12.75	
<b>Estimated Expense</b>	\$283,145	\$864,239	\$864,106	
<b>Expense SqFt</b>	\$6.03	\$6.03	\$6.03	
<b>Net Operating Income</b>	\$347,005	\$1,153,382	\$963,621	
<b>Full Market Value</b>	\$2,245,000	\$7,584,000	\$6,121,000	
<b>Market Value per SqFt</b>	\$47.81	\$52.92	\$42.71	
<b>Distance from Cooperative in miles</b>		0.14	0.15	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15627-0001	4-15810-0071	4-15555-0001	4-15767-0001
<b>Address</b>	14 SEAGIRT BOULEVARD	20 SEAGIRT BOULEVARD	10 NEILSON STREET	407 ELK DRIVE
<b>Neighborhood</b>	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	114	174	108	81
<b>Year Built</b>	1959	1952	1950	1957
<b>Gross SqFt</b>	121,640	143,441	87,926	73,806
<b>Estimated Gross Income</b>	\$1,705,393	\$2,282,998	\$1,147,378	\$1,034,924
<b>Gross Income per SqFt</b>	\$14.02	\$15.92	\$13.05	\$14.02
<b>Estimated Expense</b>	\$636,177	\$940,638	\$513,061	\$385,668
<b>Expense SqFt</b>	\$5.23	\$6.56	\$5.84	\$5.23
<b>Net Operating Income</b>	\$1,069,216	\$1,342,360	\$634,317	\$649,256
<b>Full Market Value</b>	\$7,020,000	\$9,165,000	\$4,064,000	\$4,262,000
<b>Market Value per SqFt</b>	\$57.71	\$63.89	\$46.22	\$57.75
<b>Distance from Cooperative in miles</b>		0.32	0.56	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15714-0082	4-15753-0072	4-15555-0001	
<b>Address</b>	22 MOTT AVENUE	23 CORNAGA AVENUE	10 NEILSON STREET	
<b>Neighborhood</b>	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	72	76	108	
<b>Year Built</b>	1955	1964	1950	
<b>Gross SqFt</b>	77,100	78,600	87,926	
<b>Estimated Gross Income</b>	\$912,864	\$835,008	\$1,147,378	
<b>Gross Income per SqFt</b>	\$11.84	\$10.62	\$13.05	
<b>Estimated Expense</b>	\$398,607	\$352,916	\$513,061	
<b>Expense SqFt</b>	\$5.17	\$4.49	\$5.84	
<b>Net Operating Income</b>	\$514,257	\$482,092	\$634,317	
<b>Full Market Value</b>	\$3,177,000	\$2,848,000	\$4,064,000	
<b>Market Value per SqFt</b>	\$41.21	\$36.23	\$46.22	
<b>Distance from Cooperative in miles</b>		0.18	0.60	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-15895-0050	4-15762-0070	4-15572-0001	
<b>Address</b>	324 BEACH 59 STREET	22 NEW HAVEN AVENUE	7 BEACH 9 STREET	
<b>Neighborhood</b>	ARVERNE	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	342	108	104	
<b>Year Built</b>	1960	1958	1970	
<b>Gross SqFt</b>	408,288	96,310	83,730	
<b>Estimated Gross Income</b>	\$6,043,717	\$1,273,363	\$1,195,964	
<b>Gross Income per SqFt</b>	\$14.80	\$13.22	\$14.28	
<b>Estimated Expense</b>	\$3,324,044	\$598,587	\$521,949	
<b>Expense SqFt</b>	\$8.14	\$6.22	\$6.23	
<b>Net Operating Income</b>	\$2,719,673	\$674,776	\$674,015	
<b>Full Market Value</b>	\$18,167,000	\$3,388,000	\$4,452,000	
<b>Market Value per SqFt</b>	\$44.50	\$35.18	\$53.17	
<b>Distance from Cooperative in miles</b>		1.71	2.26	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16128-0001	4-15572-0001	4-15625-0001	
<b>Address</b>	7600 SHORE FRONT PARKWAY	7 BEACH 9 STREET	250 BEACH 15 STREET	
<b>Neighborhood</b>	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	554	104	138	
<b>Year Built</b>	1968	1970	1981	
<b>Gross SqFt</b>	545,163	83,730	100,865	
<b>Estimated Gross Income</b>	\$7,910,315	\$1,195,964	\$1,831,845	
<b>Gross Income per SqFt</b>	\$14.51	\$14.28	\$18.16	
<b>Estimated Expense</b>	\$4,746,189	\$521,949	\$1,011,286	
<b>Expense SqFt</b>	\$8.71	\$6.23	\$10.03	
<b>Net Operating Income</b>	\$3,164,126	\$674,015	\$820,559	
<b>Full Market Value</b>	\$21,007,000	\$4,452,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$38.53	\$53.17	\$29.75	
<b>Distance from Cooperative in miles</b>		3.14	2.95	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16129-0001	4-15572-0001	4-15625-0001	
<b>Address</b>	1 BEACH 77 STREET	7 BEACH 9 STREET	250 BEACH 15 STREET	
<b>Neighborhood</b>	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	554	104	138	
<b>Year Built</b>	1968	1970	1981	
<b>Gross SqFt</b>	545,213	83,730	100,865	
<b>Estimated Gross Income</b>	\$7,911,040	\$1,195,964	\$1,831,845	
<b>Gross Income per SqFt</b>	\$14.51	\$14.28	\$18.16	
<b>Estimated Expense</b>	\$4,746,624	\$521,949	\$1,011,286	
<b>Expense SqFt</b>	\$8.71	\$6.23	\$10.03	
<b>Net Operating Income</b>	\$3,164,416	\$674,015	\$820,559	
<b>Full Market Value</b>	\$21,009,000	\$4,452,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$38.53	\$53.17	\$29.75	
<b>Distance from Cooperative in miles</b>		3.27	3.08	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16130-0001	4-15572-0001	4-15625-0001	
<b>Address</b>	1 BEACH 81 STREET	7 BEACH 9 STREET	250 BEACH 15 STREET	
<b>Neighborhood</b>	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	458	104	138	
<b>Year Built</b>	1963	1970	1981	
<b>Gross SqFt</b>	553,520	83,730	100,865	
<b>Estimated Gross Income</b>	\$8,031,575	\$1,195,964	\$1,831,845	
<b>Gross Income per SqFt</b>	\$14.51	\$14.28	\$18.16	
<b>Estimated Expense</b>	\$4,818,945	\$521,949	\$1,011,286	
<b>Expense SqFt</b>	\$8.71	\$6.23	\$10.03	
<b>Net Operating Income</b>	\$3,212,630	\$674,015	\$820,559	
<b>Full Market Value</b>	\$21,329,000	\$4,452,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$38.53	\$53.17	\$29.75	
<b>Distance from Cooperative in miles</b>		3.41	3.22	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16131-0001	4-15572-0001	4-15625-0001	
<b>Address</b>	1 BEACH 84 STREET	7 BEACH 9 STREET	250 BEACH 15 STREET	
<b>Neighborhood</b>	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	687	104	138	
<b>Year Built</b>	1964	1970	1981	
<b>Gross SqFt</b>	830,280	83,730	100,865	
<b>Estimated Gross Income</b>	\$12,121,114	\$1,195,964	\$1,831,845	
<b>Gross Income per SqFt</b>	\$14.60	\$14.28	\$18.16	
<b>Estimated Expense</b>	\$7,272,668	\$521,949	\$1,011,286	
<b>Expense SqFt</b>	\$8.76	\$6.23	\$10.03	
<b>Net Operating Income</b>	\$4,848,446	\$674,015	\$820,559	
<b>Full Market Value</b>	\$32,252,000	\$4,452,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$38.84	\$53.17	\$29.75	
<b>Distance from Cooperative in miles</b>		3.61	3.42	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16155-0021	4-15629-0062	4-15945-0001	
<b>Address</b>	320 BEACH 100 STREET	249 HEYSON ROAD	3 SEAGIRT BOULEVARD	
<b>Neighborhood</b>	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	
<b>Total Units</b>	376	149	462	
<b>Year Built</b>	1969	1974	1975	
<b>Gross SqFt</b>	485,077	143,312	449,000	
<b>Estimated Gross Income</b>	\$6,179,881	\$1,827,727	\$5,713,528	
<b>Gross Income per SqFt</b>	\$12.74	\$12.75	\$12.73	
<b>Estimated Expense</b>	\$3,060,836	\$864,106	\$2,958,898	
<b>Expense SqFt</b>	\$6.31	\$6.03	\$6.59	
<b>Net Operating Income</b>	\$3,119,045	\$963,621	\$2,754,630	
<b>Full Market Value</b>	\$19,805,000	\$6,121,000	\$17,486,000	
<b>Market Value per SqFt</b>	\$40.83	\$42.71	\$38.94	
<b>Distance from Cooperative in miles</b>		3.87	3.08	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16175-0001	4-15572-0001	4-15625-0001	
<b>Address</b>	102 SHORE FRONT PARKWAY	7 BEACH 9 STREET	250 BEACH 15 STREET	
<b>Neighborhood</b>	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	651	104	138	
<b>Year Built</b>	1967	1970	1981	
<b>Gross SqFt</b>	657,345	83,730	100,865	
<b>Estimated Gross Income</b>	\$9,538,076	\$1,195,964	\$1,831,845	
<b>Gross Income per SqFt</b>	\$14.51	\$14.28	\$18.16	
<b>Estimated Expense</b>	\$5,722,846	\$521,949	\$1,011,286	
<b>Expense SqFt</b>	\$8.71	\$6.23	\$10.03	
<b>Net Operating Income</b>	\$3,815,230	\$674,015	\$820,559	
<b>Full Market Value</b>	\$25,330,000	\$4,452,000	\$3,001,000	
<b>Market Value per SqFt</b>	\$38.53	\$53.17	\$29.75	
<b>Distance from Cooperative in miles</b>		4.30	4.11	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16224-0001	4-16220-0037	4-15627-0021	4-15738-0033
<b>Address</b>	128 NEWPORT AVENUE	124 ROCKAWAY BEACH BOULEV	14 HEYSON ROAD	31 HEALY AVENUE
<b>Neighborhood</b>	BELLE HARBOR	BELLE HARBOR	FAR ROCKAWAY	FAR ROCKAWAY
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	47	12	30	40
<b>Year Built</b>	1949	1949	1956	1945
<b>Gross SqFt</b>	48,259	10,140	25,080	43,500
<b>Estimated Gross Income</b>	\$717,664	\$191,815	\$369,117	\$552,832
<b>Gross Income per SqFt</b>	\$14.87	\$18.92	\$14.72	\$12.71
<b>Estimated Expense</b>	\$430,598	\$78,644	\$155,407	\$272,087
<b>Expense SqFt</b>	\$8.92	\$7.76	\$6.20	\$6.25
<b>Net Operating Income</b>	\$287,066	\$113,171	\$213,710	\$280,745
<b>Full Market Value</b>	\$1,920,000	\$508,000	\$1,425,000	\$1,781,000
<b>Market Value per SqFt</b>	\$39.79	\$50.10	\$56.82	\$40.94
<b>Distance from Cooperative in miles</b>		0.20	5.38	4.59

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16226-0062	4-16232-0045	4-16226-0074	
<b>Address</b>	160 BEACH 117 STREET	122 OCEAN PROMENADE	180 BEACH 117 STREET	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	72	72	61	
<b>Year Built</b>	1932	1932	1960	
<b>Gross SqFt</b>	67,000	64,920	50,347	
<b>Estimated Gross Income</b>	\$718,055	\$691,199	\$526,744	
<b>Gross Income per SqFt</b>	\$10.72	\$10.65	\$10.46	
<b>Estimated Expense</b>	\$366,208	\$321,397	\$280,631	
<b>Expense SqFt</b>	\$5.47	\$4.95	\$5.57	
<b>Net Operating Income</b>	\$351,847	\$369,802	\$246,113	
<b>Full Market Value</b>	\$1,936,000	\$2,187,000	\$1,420,000	
<b>Market Value per SqFt</b>	\$28.90	\$33.69	\$28.20	
<b>Distance from Cooperative in miles</b>		0.28	0.00	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16227-0037	4-16229-0041	4-16226-0074	
<b>Address</b>	117 OCEAN PROMENADE	131 OCEAN PROMENADE	180 BEACH 117 STREET	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	79	48	61	
<b>Year Built</b>	1963	1957	1960	
<b>Gross SqFt</b>	81,900	35,159	50,347	
<b>Estimated Gross Income</b>	\$1,010,331	\$377,856	\$526,744	
<b>Gross Income per SqFt</b>	\$12.34	\$10.75	\$10.46	
<b>Estimated Expense</b>	\$515,269	\$174,182	\$280,631	
<b>Expense SqFt</b>	\$6.29	\$4.95	\$5.57	
<b>Net Operating Income</b>	\$495,062	\$203,674	\$246,113	
<b>Full Market Value</b>	\$3,108,000	\$1,210,000	\$1,420,000	
<b>Market Value per SqFt</b>	\$37.95	\$34.42	\$28.20	
<b>Distance from Cooperative in miles</b>		0.09	0.05	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16228-0041	4-16229-0041	4-16226-0074	
<b>Address</b>	129 BEACH 118 STREET	131 OCEAN PROMENADE	180 BEACH 117 STREET	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	68	48	61	
<b>Year Built</b>	1961	1957	1960	
<b>Gross SqFt</b>	42,015	35,159	50,347	
<b>Estimated Gross Income</b>	\$445,779	\$377,856	\$526,744	
<b>Gross Income per SqFt</b>	\$10.61	\$10.75	\$10.46	
<b>Estimated Expense</b>	\$182,769	\$174,182	\$280,631	
<b>Expense SqFt</b>	\$4.35	\$4.95	\$5.57	
<b>Net Operating Income</b>	\$263,010	\$203,674	\$246,113	
<b>Full Market Value</b>	\$1,619,000	\$1,210,000	\$1,420,000	
<b>Market Value per SqFt</b>	\$38.53	\$34.42	\$28.20	
<b>Distance from Cooperative in miles</b>		0.04	0.09	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16230-0039	4-16232-0045	4-16229-0041	
<b>Address</b>	133 BEACH 120 STREET	122 OCEAN PROMENADE	131 OCEAN PROMENADE	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	43	72	48	
<b>Year Built</b>	1959	1932	1957	
<b>Gross SqFt</b>	40,500	64,920	35,159	
<b>Estimated Gross Income</b>	\$487,491	\$691,199	\$377,856	
<b>Gross Income per SqFt</b>	\$12.04	\$10.65	\$10.75	
<b>Estimated Expense</b>	\$233,996	\$321,397	\$174,182	
<b>Expense SqFt</b>	\$5.78	\$4.95	\$4.95	
<b>Net Operating Income</b>	\$253,495	\$369,802	\$203,674	
<b>Full Market Value</b>	\$1,576,000	\$2,187,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$38.91	\$33.69	\$34.42	
<b>Distance from Cooperative in miles</b>		0.10	0.05	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16230-0044	4-16232-0045	4-16229-0041	
<b>Address</b>	130 BEACH 121 STREET	122 OCEAN PROMENADE	131 OCEAN PROMENADE	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	48	72	48	
<b>Year Built</b>	1963	1932	1957	
<b>Gross SqFt</b>	41,120	64,920	35,159	
<b>Estimated Gross Income</b>	\$508,837	\$691,199	\$377,856	
<b>Gross Income per SqFt</b>	\$12.37	\$10.65	\$10.75	
<b>Estimated Expense</b>	\$244,242	\$321,397	\$174,182	
<b>Expense SqFt</b>	\$5.94	\$4.95	\$4.95	
<b>Net Operating Income</b>	\$264,595	\$369,802	\$203,674	
<b>Full Market Value</b>	\$1,663,000	\$2,187,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$40.44	\$33.69	\$34.42	
<b>Distance from Cooperative in miles</b>		0.10	0.05	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16231-0044	4-16232-0045	4-16229-0041	
<b>Address</b>	121 OCEAN PROMENADE	122 OCEAN PROMENADE	131 OCEAN PROMENADE	
<b>Neighborhood</b>	ROCKAWAY PARK	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	65	72	48	
<b>Year Built</b>	1954	1932	1957	
<b>Gross SqFt</b>	69,504	64,920	35,159	
<b>Estimated Gross Income</b>	\$801,122	\$691,199	\$377,856	
<b>Gross Income per SqFt</b>	\$11.53	\$10.65	\$10.75	
<b>Estimated Expense</b>	\$376,527	\$321,397	\$174,182	
<b>Expense SqFt</b>	\$5.42	\$4.95	\$4.95	
<b>Net Operating Income</b>	\$424,595	\$369,802	\$203,674	
<b>Full Market Value</b>	\$2,614,000	\$2,187,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$37.61	\$33.69	\$34.42	
<b>Distance from Cooperative in miles</b>		0.05	0.10	

**BOROUGH OF QUEENS - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16234-0044	4-16232-0045	4-16229-0041	
<b>Address</b>	124 OCEAN PROMENADE	122 OCEAN PROMENADE	131 OCEAN PROMENADE	
<b>Neighborhood</b>	BELLE HARBOR	ROCKAWAY PARK	ROCKAWAY PARK	
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	
<b>Total Units</b>	68	72	48	
<b>Year Built</b>	1962	1932	1957	
<b>Gross SqFt</b>	76,595	64,920	35,159	
<b>Estimated Gross Income</b>	\$1,025,663	\$691,199	\$377,856	
<b>Gross Income per SqFt</b>	\$13.39	\$10.65	\$10.75	
<b>Estimated Expense</b>	\$482,062	\$321,397	\$174,182	
<b>Expense SqFt</b>	\$6.29	\$4.95	\$4.95	
<b>Net Operating Income</b>	\$543,601	\$369,802	\$203,674	
<b>Full Market Value</b>	\$3,514,000	\$2,187,000	\$1,210,000	
<b>Market Value per SqFt</b>	\$45.88	\$33.69	\$34.42	
<b>Distance from Cooperative in miles</b>		0.09	0.24	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	4-16250-0001	4-16220-0037	4-15627-0021	
<b>Address</b>	138 BEACH CHANNEL DRIVE	124 ROCKAWAY BEACH BOULEV	14 HEYSON ROAD	
<b>Neighborhood</b>	BELLE HARBOR	BELLE HARBOR	FAR ROCKAWAY	
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	
<b>Total Units</b>	41	12	30	
<b>Year Built</b>	1950	1949	1956	
<b>Gross SqFt</b>	41,700	10,140	25,080	
<b>Estimated Gross Income</b>	\$741,850	\$191,815	\$369,117	
<b>Gross Income per SqFt</b>	\$17.79	\$18.92	\$14.72	
<b>Estimated Expense</b>	\$378,344	\$78,644	\$155,407	
<b>Expense SqFt</b>	\$9.07	\$7.76	\$6.20	
<b>Net Operating Income</b>	\$363,506	\$113,171	\$213,710	
<b>Full Market Value</b>	\$2,266,000	\$508,000	\$1,425,000	
<b>Market Value per SqFt</b>	\$54.34	\$50.10	\$56.82	
<b>Distance from Cooperative in miles</b>		0.71	5.89	