

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00027-7501	3-00271-0001	3-00221-0020
Condominium Section	658-R1		
Address	1 MAIN STREET	205 STATE STREET	80 CRANBERRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	124	364	137
Year Built	1913	2003	1900
Gross SqFt	227,916	242,752	108,780
Estimated Gross Income	\$4,957,173	\$5,871,312	\$2,220,912
Gross Income per SqFt	\$21.75	\$24.19	\$20.42
Full Market Value	\$21,500,004	\$25,500,000	\$9,640,000
Market Value per SqFt	\$94.00	\$105.00	\$89.00
Distance from Condominium in miles		0.90	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00028-7501	3-00051-0012	3-00226-0004
Condominium Section	1370-R1		
Address	31 WASHINGTON STREET	65 WASHINGTON STREET	89 HICKS STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	13	59	48
Year Built	2001	2000	1940
Gross SqFt	24,672	50,457	21,000
Estimated Gross Income	\$703,152	\$1,813,242	\$636,878
Gross Income per SqFt	\$28.50	\$35.90	\$30.30
Full Market Value	\$3,370,001	\$9,090,000	\$3,050,000
Market Value per SqFt	\$137.00	\$180.00	\$145.00
Distance from Condominium in miles		0.10	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00031-7502	3-00036-0016	3-00042-0018
Condominium Section	1181-R1		
Address	50 BRIDGE STREET	16 WATER STREET	254 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	58	23	26
Year Built	1904	1910	2002
Gross SqFt	52,530	50,932	28,358
Estimated Gross Income	\$945,540	\$1,259,661	\$632,997
Gross Income per SqFt	\$18.00	\$24.73	\$22.32
Full Market Value	\$3,739,997	\$5,470,000	\$2,750,000
Market Value per SqFt	\$71.00	\$107.00	\$97.00
Distance from Condominium in miles		0.30	0.10

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00035-7501	3-00051-0012	3-00226-0004
Condominium Section	1771-R1		
Address	4 WATER STREET	65 WASHINGTON STREET	89 HICKS STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	13	59	48
Year Built	2007	2000	1940
Gross SqFt	20,085	50,457	21,000
Estimated Gross Income	\$721,854	\$1,813,242	\$636,878
Gross Income per SqFt	\$35.90	\$35.90	\$30.30
Full Market Value	\$3,620,000	\$9,090,000	\$3,050,000
Market Value per SqFt	\$180.00	\$180.00	\$145.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7501	3-00051-0001	3-00236-0103
Condominium Section	1000-R1		
Address	30 MAIN STREET	65 WASHINGTON STREET	52 CLARK STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	87	104	142
Year Built	1910	1914	1928
Gross SqFt	158,053	123,700	79,460
Estimated Gross Income	\$3,951,325	\$2,337,487	\$2,280,583
Gross Income per SqFt	\$25.00	\$18.90	\$28.70
Full Market Value	\$17,200,002	\$9,250,000	\$10,900,000
Market Value per SqFt	\$109.00	\$75.00	\$137.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7502	3-00042-0018	3-00036-0016
Condominium Section	1073-R1		
Address	42 MAIN STREET	254 WATER STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	21	26	23
Year Built	1910	2002	1910
Gross SqFt	23,150	28,358	50,932
Estimated Gross Income	\$544,025	\$632,997	\$1,259,661
Gross Income per SqFt	\$23.50	\$22.32	\$24.73
Full Market Value	\$2,359,996	\$2,750,000	\$5,470,000
Market Value per SqFt	\$102.00	\$97.00	\$107.00
Distance from Condominium in miles		0.40	0.00

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7503	3-00042-0018	3-00235-0042
Condominium Section	1580-R1		
Address	57 FRONT STREET	254 WATER STREET	36 CLARK STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	31	26	33
Year Built	1899	2002	1910
Gross SqFt	41,476	28,358	24,570
Estimated Gross Income	\$932,795	\$632,997	\$635,157
Gross Income per SqFt	\$22.49	\$22.32	\$25.90
Full Market Value	\$4,050,001	\$2,750,000	\$2,760,000
Market Value per SqFt	\$98.00	\$97.00	\$112.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00045-7501	3-00051-0001	3-00271-0001
Condominium Section	1422-R1		
Address	70 WASHINGTON STREET	65 WASHINGTON STREET	205 STATE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	259	104	364
Year Built	1916	1914	2003
Gross SqFt	375,000	123,700	242,752
Estimated Gross Income	\$6,843,750	\$2,337,487	\$5,871,312
Gross Income per SqFt	\$18.25	\$18.90	\$24.19
Full Market Value	\$27,099,997	\$9,250,000	\$25,500,000
Market Value per SqFt	\$72.00	\$75.00	\$105.00
Distance from Condominium in miles		0.05	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00051-7501	3-00051-0012	3-00237-0054
Condominium Section	1543-R1		
Address	84 FRONT STREET	65 WASHINGTON STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	56	59	67
Year Built	2006	2000	1938
Gross SqFt	58,066	50,457	60,720
Estimated Gross Income	\$1,962,630	\$1,813,242	\$1,666,625
Gross Income per SqFt	\$33.80	\$35.90	\$27.40
Full Market Value	\$9,400,002	\$9,090,000	\$7,980,000
Market Value per SqFt	\$162.00	\$180.00	\$131.00
Distance from Condominium in miles		0.00	0.45

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00052-7501	3-00051-0012	3-00036-0016
Condominium Section	1731-R1		
Address	85 ADAMS STREET	65 WASHINGTON STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	79	59	23
Year Built	2006	2000	1910
Gross SqFt	87,554	50,457	50,932
Estimated Gross Income	\$1,926,188	\$1,813,242	\$1,259,661
Gross Income per SqFt	\$22.00	\$35.90	\$24.73
Full Market Value	\$8,359,991	\$9,090,000	\$5,470,000
Market Value per SqFt	\$95.00	\$180.00	\$107.00
Distance from Condominium in miles		0.05	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00053-7501	3-00051-0001	3-00250-0030
Condominium Section	1735-R1		
Address	100 JAY STREET	65 WASHINGTON STREET	182 MONTAGUE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	266	104	187
Year Built	2006	1914	1999
Gross SqFt	301,131	123,700	182,000
Estimated Gross Income	\$5,766,658	\$2,337,487	\$8,007,050
Gross Income per SqFt	\$19.15	\$18.90	\$44.00
Full Market Value	\$24,999,998	\$9,250,000	\$40,200,000
Market Value per SqFt	\$83.00	\$75.00	\$221.00
Distance from Condominium in miles		0.10	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7501	3-00036-0016	3-00042-0018
Condominium Section	1058-R1		
Address	79 BRIDGE STREET	16 WATER STREET	254 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	37	23	26
Year Built	1920	1910	2002
Gross SqFt	35,464	50,932	28,358
Estimated Gross Income	\$877,024	\$1,259,661	\$632,997
Gross Income per SqFt	\$24.73	\$24.73	\$22.32
Full Market Value	\$3,810,000	\$5,470,000	\$2,750,000
Market Value per SqFt	\$107.00	\$107.00	\$97.00
Distance from Condominium in miles		0.40	0.05

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7502	3-00042-0018	3-00036-0016
Condominium Section	1703-R1		
Address	206 FRONT STREET	254 WATER STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	31	26	23
Year Built	2006	2002	1910
Gross SqFt	35,389	28,358	50,932
Estimated Gross Income	\$875,169	\$632,997	\$1,259,661
Gross Income per SqFt	\$24.73	\$22.32	\$24.73
Full Market Value	\$3,800,001	\$2,750,000	\$5,470,000
Market Value per SqFt	\$107.00	\$97.00	\$107.00
Distance from Condominium in miles		0.05	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00169-7501	3-00051-0012	3-00237-0054
Condominium Section	1273-R1		
Address	53 BOERUM PLACE	65 WASHINGTON STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	99	59	67
Year Built	2003	2000	1938
Gross SqFt	73,232	50,457	60,720
Estimated Gross Income	\$2,475,241	\$1,813,242	\$1,666,625
Gross Income per SqFt	\$33.80	\$35.90	\$27.40
Full Market Value	\$11,899,996	\$9,090,000	\$7,980,000
Market Value per SqFt	\$162.00	\$180.00	\$131.00
Distance from Condominium in miles		0.85	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7501	3-00237-0054	3-00275-0001
Condominium Section	1409-R1		
Address	560 STATE STREET	25 MONROE PLACE	200 CLINTON STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	39	67	94
Year Built	1990	1938	1926
Gross SqFt	42,550	60,720	73,032
Estimated Gross Income	\$1,167,997	\$1,666,625	\$1,730,892
Gross Income per SqFt	\$27.40	\$27.40	\$23.70
Full Market Value	\$5,590,001	\$7,980,000	\$7,520,000
Market Value per SqFt	\$131.00	\$131.00	\$103.00
Distance from Condominium in miles		1.05	0.90

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7502	3-00193-0050	3-00225-0020
Condominium Section	1719-R1		
Address	556 STATE STREET	129 BOERUM PLACE	35 PINEAPPLE STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	71	46	15
Year Built	2006	1999	1900
Gross SqFt	70,037	42,000	11,842
Estimated Gross Income	\$1,855,980	\$1,270,348	\$364,019
Gross Income per SqFt	\$26.50	\$30.20	\$30.70
Full Market Value	\$8,060,008	\$6,090,000	\$1,740,000
Market Value per SqFt	\$115.00	\$145.00	\$147.00
Distance from Condominium in miles		0.65	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-7502	3-00278-0015	3-00182-0057
Condominium Section	1977-R1		
Address	52 3 AVENUE	145 COURT STREET	103 SMITH STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	28
Year Built	2005	1900	1900
Gross SqFt	19,605	16,800	19,200
Estimated Gross Income	\$411,705	\$352,911	\$388,124
Gross Income per SqFt	\$21.00	\$21.01	\$20.21
Full Market Value	\$1,790,000	\$1,530,000	\$1,690,000
Market Value per SqFt	\$91.00	\$91.00	\$88.00
Distance from Condominium in miles		0.60	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7501	3-00036-0016	3-00226-0004
Condominium Section	123-R1		
Address	55 POPLAR STREET	16 WATER STREET	89 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	57	23	48
Year Built	1910	1910	1940
Gross SqFt	52,396	50,932	21,000
Estimated Gross Income	\$1,241,785	\$1,259,661	\$636,878
Gross Income per SqFt	\$23.70	\$24.73	\$30.30
Full Market Value	\$5,390,003	\$5,470,000	\$3,050,000
Market Value per SqFt	\$103.00	\$107.00	\$145.00
Distance from Condominium in miles		0.15	0.20

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7502	3-00237-0054	3-00275-0001
Condominium Section	321-R1		
Address	75 POPLAR STREET	25 MONROE PLACE	200 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	56	67	94
Year Built	1910	1938	1926
Gross SqFt	74,131	60,720	73,032
Estimated Gross Income	\$2,001,537	\$1,666,625	\$1,730,892
Gross Income per SqFt	\$27.00	\$27.40	\$23.70
Full Market Value	\$9,589,997	\$7,980,000	\$7,520,000
Market Value per SqFt	\$129.00	\$131.00	\$103.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-7501	3-00235-0042	
Condominium Section	196-R1		
Address	205 HICKS STREET	36 CLARK STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	23	33	
Year Built	1900	1910	
Gross SqFt	25,230	24,570	
Estimated Gross Income	\$489,714	\$635,157	
Gross Income per SqFt	\$19.41	\$25.90	
Full Market Value	\$2,070,000	\$2,760,000	
Market Value per SqFt	\$82.00	\$112.00	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-7501	3-00253-0003	3-00248-0033
Condominium Section	413-R1		
Address	132 REMSEN STREET	109 JORALEMON STREET	118 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	12	14
Year Built	1900	1900	1900
Gross SqFt	9,207	5,510	7,250
Estimated Gross Income	\$276,210	\$174,417	\$226,150
Gross Income per SqFt	\$30.00	\$31.70	\$31.20
Full Market Value	\$1,320,001	\$836,000	\$1,080,000
Market Value per SqFt	\$143.00	\$152.00	\$149.00
Distance from Condominium in miles		0.10	0.10

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00258-7501	3-00226-0004	3-00254-0013
Condominium Section	1015-R1		
Address	60 STATE STREET	89 HICKS STREET	131 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	11	48	36
Year Built	2001	1940	1917
Gross SqFt	21,259	21,000	24,192
Estimated Gross Income	\$605,881	\$636,878	\$659,309
Gross Income per SqFt	\$28.50	\$30.30	\$27.30
Full Market Value	\$2,900,000	\$3,050,000	\$3,160,000
Market Value per SqFt	\$136.00	\$145.00	\$131.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00265-7501	3-00235-0042	3-00254-0013
Condominium Section	849-R1		
Address	64 COURT STREET	36 CLARK STREET	131 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	33	36
Year Built	1921	1910	1917
Gross SqFt	32,500	24,570	24,192
Estimated Gross Income	\$812,500	\$635,157	\$659,309
Gross Income per SqFt	\$25.00	\$25.90	\$27.30
Full Market Value	\$3,529,997	\$2,760,000	\$3,160,000
Market Value per SqFt	\$109.00	\$112.00	\$131.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00269-7501	3-00250-0030	3-00271-0001
Condominium Section	1702-R1		
Address	110 LIVINGSTON STREET	182 MONTAGUE STREET	205 STATE STREET
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	299	187	364
Year Built	1926	1999	2003
Gross SqFt	324,465	182,000	242,752
Estimated Gross Income	\$9,085,020	\$8,007,050	\$5,871,312
Gross Income per SqFt	\$28.00	\$44.00	\$24.19
Full Market Value	\$43,500,006	\$40,200,000	\$25,500,000
Market Value per SqFt	\$134.00	\$221.00	\$105.00
Distance from Condominium in miles		0.20	0.04

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00277-7501	3-00271-0001	3-00250-0030
Condominium Section	1467-R1		
Address	125 COURT STREET	205 STATE STREET	182 MONTAGUE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	321	364	187
Year Built	2005	2003	1999
Gross SqFt	248,762	242,752	182,000
Estimated Gross Income	\$7,462,860	\$5,871,312	\$8,007,050
Gross Income per SqFt	\$30.00	\$24.19	\$44.00
Full Market Value	\$39,500,000	\$25,500,000	\$40,200,000
Market Value per SqFt	\$159.00	\$105.00	\$221.00
Distance from Condominium in miles		0.05	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7501	3-02310-0004	3-00476-0019
Condominium Section	6-R1		
Address	120 BOERUM PLACE	84 NORTH 9 STREET	204 HUNTINGTON STREET
Neighborhood	BOERUM HILL	WILLIAMSBURG-NORTH	CARROLL GARDENS
Building Classification	R2-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	56	42	60
Year Built	1916	1910	1917
Gross SqFt	68,330	48,980	60,664
Estimated Gross Income	\$1,784,096	\$1,278,748	\$1,707,094
Gross Income per SqFt	\$26.10	\$26.10	\$28.10
Full Market Value	\$7,750,000	\$5,550,000	\$8,180,000
Market Value per SqFt	\$113.00	\$113.00	\$135.00
Distance from Condominium in miles		2.80	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7502	3-00178-0016	3-00254-0066
Condominium Section	841-R1		
Address	25 BERGEN STREET	404 STATE STREET	110 REMSEN STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	60	15
Year Built	1910	1928	1900
Gross SqFt	19,388	29,214	13,258
Estimated Gross Income	\$504,088	\$794,536	\$350,398
Gross Income per SqFt	\$26.00	\$27.20	\$26.40
Full Market Value	\$2,189,999	\$3,810,000	\$1,520,000
Market Value per SqFt	\$113.00	\$130.00	\$115.00
Distance from Condominium in miles		0.45	0.40

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00286-7501	3-00154-0040	3-00238-0020
<b>Condominium Section</b>	51-R1		
<b>Address</b>	158 ATLANTIC AVENUE	119 LIVINGSTON STREET	36 MONROE PLACE
<b>Neighborhood</b>	COBBLE HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	16	13
<b>Year Built</b>	1900	1905	1851
<b>Gross SqFt</b>	9,924	9,246	6,270
<b>Estimated Gross Income</b>	\$282,834	\$265,302	\$219,674
<b>Gross Income per SqFt</b>	\$28.50	\$28.70	\$35.00
<b>Full Market Value</b>	\$1,350,002	\$1,270,000	\$1,050,000
<b>Market Value per SqFt</b>	\$136.00	\$137.00	\$167.00
<b>Distance from Condominium in miles</b>		0.30	0.45

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00300-7501	3-00305-0001	3-00258-0017
<b>Condominium Section</b>	1221-R1		
<b>Address</b>	401 HICKS STREET	419 HICKS STREET	10 COLUMBIA PLACE
<b>Neighborhood</b>	COBBLE HILL	COBBLE HILL	BROOKLYN HEIGHTS
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	59	114	166
<b>Year Built</b>	2004	1870	1900
<b>Gross SqFt</b>	84,695	90,288	104,370
<b>Estimated Gross Income</b>	\$1,799,768	\$1,512,218	\$1,710,948
<b>Gross Income per SqFt</b>	\$21.25	\$16.75	\$16.39
<b>Full Market Value</b>	\$7,810,003	\$5,990,000	\$6,770,000
<b>Market Value per SqFt</b>	\$92.00	\$66.00	\$65.00
<b>Distance from Condominium in miles</b>		0.05	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00319-7501	3-00376-0023	3-00235-0042
<b>Condominium Section</b>	1037-R1		
<b>Address</b>	42 TIFFANY PLACE	104 LUQUER STREET	36 CLARK STREET
<b>Neighborhood</b>	COBBLE HILL-WEST	CARROLL GARDENS	BROOKLYN HEIGHTS
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	22	33
<b>Year Built</b>	0	2003	1910
<b>Gross SqFt</b>	14,291	24,150	24,570
<b>Estimated Gross Income</b>	\$300,111	\$559,314	\$635,157
<b>Gross Income per SqFt</b>	\$21.00	\$23.16	\$25.90
<b>Full Market Value</b>	\$1,299,999	\$2,490,000	\$2,760,000
<b>Market Value per SqFt</b>	\$91.00	\$103.00	\$112.00
<b>Distance from Condominium in miles</b>		0.65	0.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7502	3-00275-0001	3-00237-0054
Condominium Section	1481-R1		
Address	60 TIFFANY PLACE	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	36	94	67
Year Built	0	1926	1938
Gross SqFt	41,786	73,032	60,720
Estimated Gross Income	\$877,506	\$1,730,892	\$1,666,625
Gross Income per SqFt	\$21.00	\$23.70	\$27.40
Full Market Value	\$3,809,999	\$7,520,000	\$7,980,000
Market Value per SqFt	\$91.00	\$103.00	\$131.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7503	3-00330-0044	3-00309-0035
Condominium Section	1691-R1		
Address	20 TIFFANY PLACE	145 SACKETT STREET	115 KANE STREET
Neighborhood	COBBLE HILL-WEST	COBBLE HILL-WEST	COBBLE HILL-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	17	12
Year Built	2006	1989	2006
Gross SqFt	17,463	15,120	15,471
Estimated Gross Income	\$312,000	\$319,213	\$195,000
Gross Income per SqFt	\$17.87	\$21.11	\$12.60
Full Market Value	\$1,079,990	\$1,390,000	\$685,000
Market Value per SqFt	\$62.00	\$92.00	\$44.30
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7501	3-00265-0006	3-00247-0028
Condominium Section	84-R1		
Address	10208 KANE STREET	59 LIVINGSTON STREET	74 MONTAGUE STREET
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	70	43	59
Year Built	1921	1917	1912
Gross SqFt	71,212	63,224	54,640
Estimated Gross Income	\$1,174,998	\$1,098,719	\$1,025,052
Gross Income per SqFt	\$16.50	\$17.38	\$18.76
Full Market Value	\$4,650,002	\$4,350,000	\$4,060,000
Market Value per SqFt	\$65.00	\$69.00	\$74.00
Distance from Condominium in miles		0.60	0.65

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00320-7502	3-00416-0017	3-00305-0001
<b>Condominium Section</b>	441-R1		
<b>Address</b>	63 TIFFANY PLACE	419 DE GRAW STREET	419 HICKS STREET
<b>Neighborhood</b>	COBBLE HILL-WEST	GOWANUS	COBBLE HILL
<b>Building Classification</b>	R4-ELEVATOR	D5-ELEVATOR	C1-WALK-UP
<b>Total Units</b>	70	90	114
<b>Year Built</b>	1917	1931	1870
<b>Gross SqFt</b>	84,000	76,334	90,288
<b>Estimated Gross Income</b>	\$1,558,200	\$1,568,292	\$1,512,218
<b>Gross Income per SqFt</b>	\$18.55	\$20.55	\$16.75
<b>Full Market Value</b>	\$6,170,004	\$6,810,000	\$5,990,000
<b>Market Value per SqFt</b>	\$73.00	\$89.00	\$66.00
<b>Distance from Condominium in miles</b>		0.65	0.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00320-7503	3-00275-0001	3-00237-0054
<b>Condominium Section</b>	665-R1		
<b>Address</b>	29 TIFFANY PLACE	200 CLINTON STREET	25 MONROE PLACE
<b>Neighborhood</b>	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
<b>Total Units</b>	71	94	67
<b>Year Built</b>	1930	1926	1938
<b>Gross SqFt</b>	79,058	73,032	60,720
<b>Estimated Gross Income</b>	\$1,818,334	\$1,730,892	\$1,666,625
<b>Gross Income per SqFt</b>	\$23.00	\$23.70	\$27.40
<b>Full Market Value</b>	\$7,899,999	\$7,520,000	\$7,980,000
<b>Market Value per SqFt</b>	\$100.00	\$103.00	\$131.00
<b>Distance from Condominium in miles</b>		0.45	0.80

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00321-7501	3-00310-0003	3-01089-0001
<b>Condominium Section</b>	44-R1		
<b>Address</b>	501 HICKS STREET	445 HICKS STREET	719 8 AVENUE
<b>Neighborhood</b>	COBBLE HILL	COBBLE HILL	PARK SLOPE
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	34	72	32
<b>Year Built</b>	1922	1870	1905
<b>Gross SqFt</b>	36,973	50,490	31,468
<b>Estimated Gross Income</b>	\$636,305	\$872,367	\$658,728
<b>Gross Income per SqFt</b>	\$17.21	\$17.28	\$20.93
<b>Full Market Value</b>	\$2,520,000	\$3,450,000	\$2,860,000
<b>Market Value per SqFt</b>	\$68.00	\$68.00	\$91.00
<b>Distance from Condominium in miles</b>		0.10	1.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00331-7501	3-00254-0081	3-00254-0006
Condominium Section	108-R1		
Address	192 DE GRAW STREET	142 REMSEN STREET	141 JORALEMON STREET
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	51	47
Year Built	1825	1936	1923
Gross SqFt	52,529	41,250	46,410
Estimated Gross Income	\$945,522	\$752,857	\$921,440
Gross Income per SqFt	\$18.00	\$18.25	\$19.85
Full Market Value	\$3,739,993	\$2,980,000	\$4,000,000
Market Value per SqFt	\$71.00	\$72.00	\$86.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00336-7502	3-00042-0018	3-00376-0023
Condominium Section	888-R1		
Address	156 SACKETT STREET	254 WATER STREET	104 LUQUER STREET
Neighborhood	COBBLE HILL-WEST	DOWNTOWN-FULTON FERRY	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	20	26	22
Year Built	2000	2002	2003
Gross SqFt	24,122	28,358	24,150
Estimated Gross Income	\$538,403	\$632,997	\$559,314
Gross Income per SqFt	\$22.32	\$22.32	\$23.16
Full Market Value	\$2,339,998	\$2,750,000	\$2,490,000
Market Value per SqFt	\$97.00	\$97.00	\$103.00
Distance from Condominium in miles		1.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00345-7501	3-00366-0028	3-00355-0009
Condominium Section	406-R1		
Address	358 COURT STREET	104 2 PLACE	154 CARROLL STREET
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	15	16
Year Built	1890	1900	1915
Gross SqFt	20,000	10,000	11,700
Estimated Gross Income	\$364,000	\$205,541	\$229,557
Gross Income per SqFt	\$18.20	\$20.55	\$19.62
Full Market Value	\$1,439,999	\$893,000	\$997,000
Market Value per SqFt	\$72.00	\$89.00	\$85.00
Distance from Condominium in miles		0.20	0.15

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00348-7501	3-00376-0023	
Condominium Section	1454-R1		
Address	69 CARROLL STREET	104 LUQUER STREET	
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	13	22	
Year Built	2005	2003	
Gross SqFt	15,394	24,150	
Estimated Gross Income	\$330,971	\$559,314	
Gross Income per SqFt	\$21.50	\$23.16	
Full Market Value	\$1,440,002	\$2,490,000	
Market Value per SqFt	\$94.00	\$103.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00357-7501	3-00311-0036	3-00306-0024
Condominium Section	562-R1		
Address	296 COLUMBIA STREET	197 KANE STREET	286 CLINTON STREET
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	COBBLE HILL
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	14	13	11
Year Built	0	1900	1900
Gross SqFt	9,393	8,600	7,000
Estimated Gross Income	\$140,895	\$230,700	\$119,798
Gross Income per SqFt	\$15.00	\$26.80	\$17.11
Full Market Value	\$542,000	\$1,000,000	\$474,000
Market Value per SqFt	\$58.00	\$116.00	\$68.00
Distance from Condominium in miles		0.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00364-7501	3-00275-0001	3-00237-0054
Condominium Section	1220-R1		
Address	653 HICKS STREET	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	94	67
Year Built	2004	1926	1938
Gross SqFt	56,542	73,032	60,720
Estimated Gross Income	\$1,271,629	\$1,730,892	\$1,666,625
Gross Income per SqFt	\$22.49	\$23.70	\$27.40
Full Market Value	\$5,519,999	\$7,520,000	\$7,980,000
Market Value per SqFt	\$98.00	\$103.00	\$131.00
Distance from Condominium in miles		0.80	1.20

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00377-7501	3-01093-0001	3-00975-0017
Condominium Section	145-R1		
Address	529 CLINTON STREET	911 8 AVENUE	390 2 STREET
Neighborhood	CARROLL GARDENS	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1900	1920	1920
Gross SqFt	13,201	12,160	16,752
Estimated Gross Income	\$217,816	\$234,254	\$360,679
Gross Income per SqFt	\$16.50	\$19.26	\$21.53
Full Market Value	\$861,999	\$1,020,000	\$1,570,000
Market Value per SqFt	\$65.00	\$84.00	\$94.00
Distance from Condominium in miles		1.40	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00389-7501	3-00249-0030	3-00258-0048
Condominium Section	1188-R1		
Address	328 BERGEN STREET	138 MONTAGUE STREET	42 COLUMBIA PLACE
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	26	20
Year Built	2004	1960	1900
Gross SqFt	32,490	16,334	11,160
Estimated Gross Income	\$771,312	\$605,508	\$348,084
Gross Income per SqFt	\$23.74	\$37.10	\$31.20
Full Market Value	\$3,350,004	\$3,040,000	\$1,670,000
Market Value per SqFt	\$103.00	\$186.00	\$150.00
Distance from Condominium in miles		1.05	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00391-7501	3-00254-0081	3-00254-0006
Condominium Section	91-R1		
Address	173 SMITH STREET	142 REMSEN STREET	141 JORALEMON STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	42	51	47
Year Built	1915	1936	1923
Gross SqFt	49,690	41,250	46,410
Estimated Gross Income	\$894,420	\$752,857	\$921,440
Gross Income per SqFt	\$18.00	\$18.25	\$19.85
Full Market Value	\$3,540,002	\$2,980,000	\$4,000,000
Market Value per SqFt	\$71.00	\$72.00	\$86.00
Distance from Condominium in miles		0.60	0.60

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00396-7501	3-00237-0054	3-00275-0001
Condominium Section	764-R1		
Address	318 WARREN STREET	25 MONROE PLACE	200 CLINTON STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	48	67	94
Year Built	1910	1938	1926
Gross SqFt	63,000	60,720	73,032
Estimated Gross Income	\$1,496,250	\$1,666,625	\$1,730,892
Gross Income per SqFt	\$23.75	\$27.40	\$23.70
Full Market Value	\$6,320,000	\$7,980,000	\$7,520,000
Market Value per SqFt	\$100.00	\$131.00	\$103.00
Distance from Condominium in miles		0.75	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00421-7501	3-00376-0023	3-00254-0013
Condominium Section	943-R1		
Address	344 DE GRAW STREET	104 LUQUER STREET	131 JORALEMON STREET
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	22	36
Year Built	2000	2003	1917
Gross SqFt	33,198	24,150	24,192
Estimated Gross Income	\$829,950	\$559,314	\$659,309
Gross Income per SqFt	\$25.00	\$23.16	\$27.30
Full Market Value	\$3,599,997	\$2,490,000	\$3,160,000
Market Value per SqFt	\$108.00	\$103.00	\$131.00
Distance from Condominium in miles		0.50	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00444-7501	3-00254-0081	3-00254-0006
Condominium Section	229-R1		
Address	376 PRESIDENT STREET	142 REMSEN STREET	141 JORALEMON STREET
Neighborhood	GOWANUS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	51	47
Year Built	1938	1936	1923
Gross SqFt	54,818	41,250	46,410
Estimated Gross Income	\$986,724	\$752,857	\$921,440
Gross Income per SqFt	\$18.00	\$18.25	\$19.85
Full Market Value	\$3,909,998	\$2,980,000	\$4,000,000
Market Value per SqFt	\$71.00	\$72.00	\$86.00
Distance from Condominium in miles		1.00	1.00

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00464-7501	3-00436-0022	3-00366-0028
<b>Condominium Section</b>	392-R1		
<b>Address</b>	395 SMITH STREET	360 UNION STREET	104 2 PLACE
<b>Neighborhood</b>	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
<b>Total Units</b>	12	16	15
<b>Year Built</b>	0	1920	1900
<b>Gross SqFt</b>	10,604	10,248	10,000
<b>Estimated Gross Income</b>	\$190,872	\$174,882	\$205,541
<b>Gross Income per SqFt</b>	\$18.00	\$17.06	\$20.55
<b>Full Market Value</b>	\$755,998	\$692,000	\$893,000
<b>Market Value per SqFt</b>	\$71.00	\$68.00	\$89.00
<b>Distance from Condominium in miles</b>		0.20	0.20

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00470-7502	3-00376-0023	3-00821-0005
<b>Condominium Section</b>	1491-R1		
<b>Address</b>	191 LUQUER STREET	104 LUQUER STREET	5411 2 AVENUE
<b>Neighborhood</b>	CARROLL GARDENS	CARROLL GARDENS	BUSH TERMINAL
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	12	22	18
<b>Year Built</b>	0	2003	2002
<b>Gross SqFt</b>	14,037	24,150	17,790
<b>Estimated Gross Income</b>	\$266,703	\$559,314	\$297,222
<b>Gross Income per SqFt</b>	\$19.00	\$23.16	\$16.71
<b>Full Market Value</b>	\$1,060,000	\$2,490,000	\$1,180,000
<b>Market Value per SqFt</b>	\$76.00	\$103.00	\$66.00
<b>Distance from Condominium in miles</b>		0.20	2.45

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00476-7501	3-00476-0019	3-00305-0001
<b>Condominium Section</b>	1558-R1		
<b>Address</b>	505 COURT STREET	204 HUNTINGTON STREET	419 HICKS STREET
<b>Neighborhood</b>	CARROLL GARDENS	CARROLL GARDENS	COBBLE HILL
<b>Building Classification</b>	R4-ELEVATOR	C5-WALK-UP	C1-WALK-UP
<b>Total Units</b>	124	60	114
<b>Year Built</b>	2006	1917	1870
<b>Gross SqFt</b>	133,465	60,664	90,288
<b>Estimated Gross Income</b>	\$3,089,714	\$1,707,094	\$1,512,218
<b>Gross Income per SqFt</b>	\$23.15	\$28.10	\$16.75
<b>Full Market Value</b>	\$13,400,004	\$8,180,000	\$5,990,000
<b>Market Value per SqFt</b>	\$100.00	\$135.00	\$66.00
<b>Distance from Condominium in miles</b>		0.00	0.85

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00478-7501	3-00254-0013	3-00376-0023
Condominium Section	1643-R1		
Address	529 COURT STREET	131 JORALEMON STREET	104 LUQUER STREET
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	36	22
Year Built	2005	1917	2003
Gross SqFt	24,769	24,192	24,150
Estimated Gross Income	\$693,532	\$659,309	\$559,314
Gross Income per SqFt	\$28.00	\$27.30	\$23.16
Full Market Value	\$3,320,001	\$3,160,000	\$2,490,000
Market Value per SqFt	\$134.00	\$131.00	\$103.00
Distance from Condominium in miles		1.30	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00636-7501	3-00681-0052	
Condominium Section	49-R1		
Address	660 4 AVENUE	215 33 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	23	24	
Year Built	1930	1917	
Gross SqFt	10,247	13,400	
Estimated Gross Income	\$151,655	\$216,822	
Gross Income per SqFt	\$14.80	\$16.18	
Full Market Value	\$553,995	\$858,000	
Market Value per SqFt	\$54.00	\$64.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00646-7501	3-00657-0042	3-05782-0054
Condominium Section	559-R1		
Address	224 22 STREET	784 4 AVENUE	445 61 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	37	21
Year Built	1995	1910	1922
Gross SqFt	10,000	14,300	14,200
Estimated Gross Income	\$167,500	\$262,670	\$245,063
Gross Income per SqFt	\$16.75	\$18.37	\$17.26
Full Market Value	\$662,998	\$1,040,000	\$574,000
Market Value per SqFt	\$66.00	\$73.00	\$40.40
Distance from Condominium in miles		0.25	1.90

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00874-7502	3-00740-0006	
Condominium Section	1238-R1		
Address	319 18 STREET	602 44 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	13	28	
Year Built	2004	1910	
Gross SqFt	12,334	15,000	
Estimated Gross Income	\$262,714	\$416,763	
Gross Income per SqFt	\$21.30	\$27.80	
Full Market Value	\$1,140,001	\$2,000,000	
Market Value per SqFt	\$92.00	\$133.00	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7501	3-01063-0021	3-01067-0007
Condominium Section	1425-R1		
Address	315 20 STREET	206 BERKELEY PLACE	820 PRESIDENT STREET
Neighborhood	SUNSET PARK	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	24	20
Year Built	2004	1920	1920
Gross SqFt	13,070	11,754	16,470
Estimated Gross Income	\$279,305	\$297,047	\$618,000
Gross Income per SqFt	\$21.37	\$25.30	\$37.50
Full Market Value	\$1,209,999	\$1,290,000	\$3,100,000
Market Value per SqFt	\$93.00	\$110.00	\$188.00
Distance from Condominium in miles		1.25	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7502	3-00657-0042	3-00740-0006
Condominium Section	1665-R1		
Address	560 7 AVENUE	784 4 AVENUE	602 44 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	11	37	28
Year Built	2004	1910	1910
Gross SqFt	12,090	14,300	15,000
Estimated Gross Income	\$317,120	\$262,670	\$416,763
Gross Income per SqFt	\$26.20	\$18.37	\$27.80
Full Market Value	\$1,379,998	\$1,040,000	\$2,000,000
Market Value per SqFt	\$114.00	\$73.00	\$133.00
Distance from Condominium in miles		0.55	1.25

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00891-7501	3-01156-0090	3-01156-0015
<b>Condominium Section</b>	1219-R1		
<b>Address</b>	259 21 STREET	464 ST MARK'S AVENUE	480 ST MARK'S AVENUE
<b>Neighborhood</b>	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
<b>Building Classification</b>	R2-WALK-UP	D5-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	38	83	70
<b>Year Built</b>	1904	1930	1930
<b>Gross SqFt</b>	47,862	44,730	42,562
<b>Estimated Gross Income</b>	\$1,112,791	\$1,413,409	\$1,209,061
<b>Gross Income per SqFt</b>	\$23.25	\$31.60	\$28.40
<b>Full Market Value</b>	\$4,829,996	\$6,770,000	\$5,790,000
<b>Market Value per SqFt</b>	\$101.00	\$151.00	\$136.00
<b>Distance from Condominium in miles</b>		2.05	2.05

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00892-7501	3-00657-0042	3-05782-0054
<b>Condominium Section</b>	1729-R1		
<b>Address</b>	351 26 AVENUE	784 4 AVENUE	445 61 STREET
<b>Neighborhood</b>	SUNSET PARK	SUNSET PARK	SUNSET PARK
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	37	21
<b>Year Built</b>	2006	1910	1922
<b>Gross SqFt</b>	12,490	14,300	14,200
<b>Estimated Gross Income</b>	\$214,078	\$262,670	\$245,063
<b>Gross Income per SqFt</b>	\$17.14	\$18.37	\$17.26
<b>Full Market Value</b>	\$846,996	\$1,040,000	\$574,000
<b>Market Value per SqFt</b>	\$68.00	\$73.00	\$40.40
<b>Distance from Condominium in miles</b>		0.55	2.00

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00895-7502	3-01093-0038	3-01091-0040
<b>Condominium Section</b>	1794-R1		
<b>Address</b>	35 MC DONALD AVENUE	150 PROSPECT PARK WEST	136 PROSPECT PARK WEST
<b>Neighborhood</b>	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	35	30	18
<b>Year Built</b>	2006	1921	1931
<b>Gross SqFt</b>	36,872	35,298	20,562
<b>Estimated Gross Income</b>	\$814,871	\$813,994	\$429,355
<b>Gross Income per SqFt</b>	\$22.10	\$23.06	\$20.88
<b>Full Market Value</b>	\$3,540,000	\$3,530,000	\$1,860,000
<b>Market Value per SqFt</b>	\$96.00	\$100.00	\$90.00
<b>Distance from Condominium in miles</b>		0.75	0.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00895-7503	3-00657-0042	3-00740-0006
Condominium Section	1931-R1		
Address	11 TERRACE PLACE	784 4 AVENUE	602 44 STREET
Neighborhood	WINDSOR TERRACE	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	37	28
Year Built	2006	1910	1910
Gross SqFt	17,983	14,300	15,000
Estimated Gross Income	\$409,113	\$262,670	\$416,763
Gross Income per SqFt	\$22.75	\$18.37	\$27.80
Full Market Value	\$1,780,001	\$1,040,000	\$2,000,000
Market Value per SqFt	\$99.00	\$73.00	\$133.00
Distance from Condominium in miles		1.10	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7501	3-00740-0006	3-00657-0042
Condominium Section	1864-R1		
Address	320 23 STREET	602 44 STREET	784 4 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	28	37
Year Built	2006	1910	1910
Gross SqFt	12,950	15,000	14,300
Estimated Gross Income	\$297,850	\$416,763	\$262,670
Gross Income per SqFt	\$23.00	\$27.80	\$18.37
Full Market Value	\$1,290,006	\$2,000,000	\$1,040,000
Market Value per SqFt	\$100.00	\$133.00	\$73.00
Distance from Condominium in miles		1.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7502	3-00740-0006	3-00657-0042
Condominium Section	1830-R1		
Address	313 23 STREET	602 44 STREET	784 4 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	28	37
Year Built	2006	1910	1910
Gross SqFt	12,930	15,000	14,300
Estimated Gross Income	\$297,390	\$416,763	\$262,670
Gross Income per SqFt	\$23.00	\$27.80	\$18.37
Full Market Value	\$1,290,006	\$2,000,000	\$1,040,000
Market Value per SqFt	\$100.00	\$133.00	\$73.00
Distance from Condominium in miles		1.10	0.50

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00915-7501	3-01063-0021	3-01067-0007
Condominium Section	1156-R1		
Address	755 40 STREET	206 BERKELEY PLACE	820 PRESIDENT STREET
Neighborhood	SUNSET PARK	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	24	20
Year Built	2002	1920	1920
Gross SqFt	10,194	11,754	16,470
Estimated Gross Income	\$211,525	\$297,047	\$618,000
Gross Income per SqFt	\$20.75	\$25.30	\$37.50
Full Market Value	\$696,000	\$1,290,000	\$3,100,000
Market Value per SqFt	\$68.00	\$110.00	\$188.00
Distance from Condominium in miles		2.25	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00925-7501	3-05351-0008	3-05351-0011
Condominium Section	188-R1		
Address	831 43 STREET	58 CHURCH AVENUE	64 CHURCH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1987	1930	1916
Gross SqFt	9,903	13,500	13,500
Estimated Gross Income	\$165,875	\$230,887	\$209,568
Gross Income per SqFt	\$16.75	\$17.10	\$15.52
Full Market Value	\$656,999	\$914,000	\$830,000
Market Value per SqFt	\$66.00	\$68.00	\$61.00
Distance from Condominium in miles		0.95	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00928-7503	3-00945-0019	3-00965-0071
Condominium Section	1290-R1		
Address	393 DEAN STREET	96 STERLING PLACE	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	32
Year Built	2004	1920	1920
Gross SqFt	21,829	18,020	23,800
Estimated Gross Income	\$480,238	\$493,273	\$507,261
Gross Income per SqFt	\$22.00	\$27.40	\$21.31
Full Market Value	\$2,089,999	\$2,360,000	\$2,200,000
Market Value per SqFt	\$96.00	\$131.00	\$92.00
Distance from Condominium in miles		0.40	0.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00937-7501	3-01178-0072	3-01178-0075
Condominium Section	97-R1		
Address	99 4 AVENUE	511 LINCOLN PLACE	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	30
Year Built	1986	1912	1920
Gross SqFt	20,750	21,920	25,556
Estimated Gross Income	\$346,525	\$366,092	\$402,821
Gross Income per SqFt	\$16.70	\$16.70	\$15.76
Full Market Value	\$1,370,010	\$857,000	\$943,000
Market Value per SqFt	\$66.00	\$39.10	\$36.90
Distance from Condominium in miles		1.20	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00939-7502	3-00958-0007	3-01156-0090
Condominium Section	1651-R1		
Address	145 PARK PLACE	586 PRESIDENT STREET	464 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	47	25	83
Year Built	1925	2002	1930
Gross SqFt	68,505	30,000	44,730
Estimated Gross Income	\$1,918,140	\$984,039	\$1,413,409
Gross Income per SqFt	\$28.00	\$32.80	\$31.60
Full Market Value	\$9,190,000	\$4,710,000	\$6,770,000
Market Value per SqFt	\$134.00	\$157.00	\$151.00
Distance from Condominium in miles		0.45	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00941-7501	3-01078-0016	3-01081-0043
Condominium Section	64-R1		
Address	1113 5 AVENUE	530 2 STREET	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	40
Year Built	1922	1920	1920
Gross SqFt	39,656	39,261	41,113
Estimated Gross Income	\$573,029	\$571,250	\$757,719
Gross Income per SqFt	\$14.45	\$14.55	\$18.43
Full Market Value	\$2,090,002	\$2,090,000	\$3,000,000
Market Value per SqFt	\$53.00	\$53.00	\$73.00
Distance from Condominium in miles		0.60	0.75

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00942-7503	3-01637-0001	3-00958-0017
<b>Condominium Section</b>	2076-R1		
<b>Address</b>	133 STERLING PLACE	854 GATES AVENUE	598 PRESIDENT STREET
<b>Neighborhood</b>	PARK SLOPE	BEDFORD STUYVESANT	PARK SLOPE
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	22	86	36
<b>Year Built</b>	0	1995	2002
<b>Gross SqFt</b>	35,741	24,528	15,092
<b>Estimated Gross Income</b>	\$843,488	\$683,689	\$877,858
<b>Gross Income per SqFt</b>	\$23.60	\$27.90	\$58.00
<b>Full Market Value</b>	\$3,660,002	\$1,600,000	\$4,400,000
<b>Market Value per SqFt</b>	\$102.00	\$65.00	\$292.00
<b>Distance from Condominium in miles</b>		2.55	0.40

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00945-7501	3-01093-0038	3-01065-0027
<b>Condominium Section</b>	398-R1		
<b>Address</b>	100 STERLING PLACE	150 PROSPECT PARK WEST	862 UNION STREET
<b>Neighborhood</b>	PARK SLOPE	PARK SLOPE	PARK SLOPE
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	36	30	49
<b>Year Built</b>	0	1921	1920
<b>Gross SqFt</b>	38,430	35,298	35,310
<b>Estimated Gross Income</b>	\$750,537	\$813,994	\$612,093
<b>Gross Income per SqFt</b>	\$19.53	\$23.06	\$17.33
<b>Full Market Value</b>	\$3,259,999	\$3,530,000	\$2,420,000
<b>Market Value per SqFt</b>	\$85.00	\$100.00	\$69.00
<b>Distance from Condominium in miles</b>		0.85	0.25

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-00947-7501	3-01093-0001	3-01085-0037
<b>Condominium Section</b>	750-R1		
<b>Address</b>	47 LINCOLN PLACE	911 8 AVENUE	94 PROSPECT PARK WEST
<b>Neighborhood</b>	PARK SLOPE	PARK SLOPE	PARK SLOPE
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	16	30
<b>Year Built</b>	0	1920	1920
<b>Gross SqFt</b>	13,731	12,160	21,195
<b>Estimated Gross Income</b>	\$229,994	\$234,254	\$341,592
<b>Gross Income per SqFt</b>	\$16.75	\$19.26	\$16.12
<b>Full Market Value</b>	\$910,001	\$1,020,000	\$1,350,000
<b>Market Value per SqFt</b>	\$66.00	\$84.00	\$64.00
<b>Distance from Condominium in miles</b>		0.90	0.70

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00949-7502	3-01156-0015	3-01081-0043
Condominium Section	1119-R1		
Address	675 SACKETT STREET	480 ST MARK'S AVENUE	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	38	70	40
Year Built	0	1930	1920
Gross SqFt	49,768	42,562	41,113
Estimated Gross Income	\$1,045,128	\$1,209,061	\$757,719
Gross Income per SqFt	\$21.00	\$28.40	\$18.43
Full Market Value	\$4,449,995	\$5,790,000	\$3,000,000
Market Value per SqFt	\$89.00	\$136.00	\$73.00
Distance from Condominium in miles		1.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00951-7501	3-01058-0042	3-01040-0061
Condominium Section	34-R1		
Address	64 7 AVENUE	229 ST JOHN'S PLACE	117 15 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	GOWANUS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	19	16
Year Built	1931	1910	1931
Gross SqFt	9,102	14,205	20,020
Estimated Gross Income	\$146,360	\$252,917	\$324,149
Gross Income per SqFt	\$16.08	\$17.80	\$16.19
Full Market Value	\$579,002	\$1,000,000	\$1,280,000
Market Value per SqFt	\$64.00	\$70.00	\$64.00
Distance from Condominium in miles		0.20	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00955-7502	3-01085-0037	3-00936-0008
Condominium Section	268-R1		
Address	630 UNION STREET	94 PROSPECT PARK WEST	76 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	30	30	16
Year Built	1915	1920	1920
Gross SqFt	20,202	21,195	21,600
Estimated Gross Income	\$339,595	\$341,592	\$516,518
Gross Income per SqFt	\$16.81	\$16.12	\$23.91
Full Market Value	\$1,339,992	\$1,350,000	\$2,240,000
Market Value per SqFt	\$66.00	\$64.00	\$104.00
Distance from Condominium in miles		0.70	0.45

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00958-7501	3-01063-0021	3-01067-0007
Condominium Section	1134-R1		
Address	569 CARROLL STREET	206 BERKELEY PLACE	820 PRESIDENT STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	18	24	20
Year Built	2003	1920	1920
Gross SqFt	15,740	11,754	16,470
Estimated Gross Income	\$326,605	\$297,047	\$618,000
Gross Income per SqFt	\$20.75	\$25.30	\$37.50
Full Market Value	\$1,419,999	\$1,290,000	\$3,100,000
Market Value per SqFt	\$90.00	\$110.00	\$188.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00966-7501	3-01028-0066	3-02139-0014
Condominium Section	83-R1		
Address	190 GARFIELD PLACE	227 13 STREET	190 SOUTH 8 STREET
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	25	41
Year Built	1930	1914	1917
Gross SqFt	36,669	23,500	25,924
Estimated Gross Income	\$709,911	\$474,158	\$491,640
Gross Income per SqFt	\$19.36	\$20.18	\$18.96
Full Market Value	\$3,080,000	\$2,060,000	\$1,950,000
Market Value per SqFt	\$84.00	\$88.00	\$75.00
Distance from Condominium in miles		0.65	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7501	3-01093-0038	3-01081-0043
Condominium Section	847-R1		
Address	330 2 STREET	150 PROSPECT PARK WEST	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	30	40
Year Built	0	1921	1920
Gross SqFt	48,738	35,298	41,113
Estimated Gross Income	\$1,133,158	\$813,994	\$757,719
Gross Income per SqFt	\$23.25	\$23.06	\$18.43
Full Market Value	\$4,919,994	\$3,530,000	\$3,000,000
Market Value per SqFt	\$101.00	\$100.00	\$73.00
Distance from Condominium in miles		0.70	0.60

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7502	3-01089-0001	3-05088-0006
Condominium Section	1213-R1		
Address	306 2 STREET	719 8 AVENUE	164 LINDEN BOULEVARD
Neighborhood	PARK SLOPE	PARK SLOPE	FLATBUSH-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	46	32	64
Year Built	2004	1905	1924
Gross SqFt	94,982	31,468	54,000
Estimated Gross Income	\$1,685,930	\$658,728	\$1,034,227
Gross Income per SqFt	\$17.75	\$20.93	\$19.15
Full Market Value	\$6,669,991	\$2,860,000	\$4,490,000
Market Value per SqFt	\$70.00	\$91.00	\$83.00
Distance from Condominium in miles		0.65	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7503	3-00958-0017	
Condominium Section	1288-R1		
Address	354 2 STREET	598 PRESIDENT STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	30	36	
Year Built	0	2002	
Gross SqFt	30,802	15,092	
Estimated Gross Income	\$924,060	\$877,858	
Gross Income per SqFt	\$30.00	\$58.00	
Full Market Value	\$4,329,999	\$4,400,000	
Market Value per SqFt	\$141.00	\$292.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00998-7503	3-00945-0019	3-00965-0071
Condominium Section	1553-R1		
Address	267 8 STREET	96 STERLING PLACE	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	32
Year Built	2004	1920	1920
Gross SqFt	21,599	18,020	23,800
Estimated Gross Income	\$475,178	\$493,273	\$507,261
Gross Income per SqFt	\$22.00	\$27.40	\$21.31
Full Market Value	\$2,060,002	\$2,360,000	\$2,200,000
Market Value per SqFt	\$95.00	\$131.00	\$92.00
Distance from Condominium in miles		0.75	0.35

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01005-7501	3-00928-0013	3-00846-0040
<b>Condominium Section</b>	300-R1		
<b>Address</b>	300 8 STREET	564 PACIFIC STREET	5716 4 AVENUE
<b>Neighborhood</b>	PARK SLOPE	PARK SLOPE	SUNSET PARK
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	19	45	33
<b>Year Built</b>	1914	1920	1911
<b>Gross SqFt</b>	15,637	35,700	37,323
<b>Estimated Gross Income</b>	\$203,281	\$548,182	\$503,180
<b>Gross Income per SqFt</b>	\$13.00	\$15.36	\$13.48
<b>Full Market Value</b>	\$742,001	\$2,170,000	\$1,840,000
<b>Market Value per SqFt</b>	\$47.50	\$61.00	\$49.30
<b>Distance from Condominium in miles</b>		1.05	2.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01005-7502	3-01093-0038	3-01065-0027
<b>Condominium Section</b>	599-R1		
<b>Address</b>	357 9 STREET	150 PROSPECT PARK WEST	862 UNION STREET
<b>Neighborhood</b>	PARK SLOPE	PARK SLOPE	PARK SLOPE
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	131	30	49
<b>Year Built</b>	1920	1921	1920
<b>Gross SqFt</b>	37,880	35,298	35,310
<b>Estimated Gross Income</b>	\$739,796	\$813,994	\$612,093
<b>Gross Income per SqFt</b>	\$19.53	\$23.06	\$17.33
<b>Full Market Value</b>	\$3,120,000	\$3,530,000	\$2,420,000
<b>Market Value per SqFt</b>	\$82.00	\$100.00	\$69.00
<b>Distance from Condominium in miles</b>		0.45	0.65

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01023-7501	3-01063-0021	3-01091-0040
<b>Condominium Section</b>	405-R1		
<b>Address</b>	340 11 STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
<b>Neighborhood</b>	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	12	24	18
<b>Year Built</b>	1991	1920	1931
<b>Gross SqFt</b>	21,200	11,754	20,562
<b>Estimated Gross Income</b>	\$510,284	\$297,047	\$429,355
<b>Gross Income per SqFt</b>	\$24.07	\$25.30	\$20.88
<b>Full Market Value</b>	\$2,220,001	\$1,290,000	\$1,860,000
<b>Market Value per SqFt</b>	\$105.00	\$110.00	\$90.00
<b>Distance from Condominium in miles</b>		0.80	0.45

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01041-7501	3-01078-0016	3-01081-0043
Condominium Section	1052-R1		
Address	544 5 AVENUE	530 2 STREET	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	47	40
Year Built	1925	1920	1920
Gross SqFt	56,353	39,261	41,113
Estimated Gross Income	\$803,030	\$571,250	\$757,719
Gross Income per SqFt	\$14.25	\$14.55	\$18.43
Full Market Value	\$2,929,999	\$2,090,000	\$3,000,000
Market Value per SqFt	\$52.00	\$53.00	\$73.00
Distance from Condominium in miles		0.75	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01042-7501	3-01091-0040	3-01093-0038
Condominium Section	1492-R1		
Address	231 15 STREET	136 PROSPECT PARK WEST	150 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	18	30
Year Built	1931	1931	1921
Gross SqFt	31,034	20,562	35,298
Estimated Gross Income	\$647,989	\$429,355	\$813,994
Gross Income per SqFt	\$20.88	\$20.88	\$23.06
Full Market Value	\$2,809,997	\$1,860,000	\$3,530,000
Market Value per SqFt	\$91.00	\$90.00	\$100.00
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01048-7501	3-00975-0017	
Condominium Section	1216-R1		
Address	249 16 STREET	390 2 STREET	
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	2003	1920	
Gross SqFt	19,350	16,752	
Estimated Gross Income	\$406,350	\$360,679	
Gross Income per SqFt	\$21.00	\$21.53	
Full Market Value	\$1,720,000	\$1,570,000	
Market Value per SqFt	\$89.00	\$94.00	
Distance from Condominium in miles		0.65	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01053-7501	3-01078-0016	3-01079-0040
Condominium Section	1128-R1		
Address	279 PROSPECT AVENUE	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	47	30
Year Built	0	1920	1920
Gross SqFt	43,348	39,261	36,636
Estimated Gross Income	\$596,035	\$571,250	\$554,952
Gross Income per SqFt	\$13.75	\$14.55	\$15.15
Full Market Value	\$2,180,002	\$2,090,000	\$2,200,000
Market Value per SqFt	\$50.00	\$53.00	\$60.00
Distance from Condominium in miles		0.75	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-7501	3-00975-0017	
Condominium Section	90-R1		
Address	180 STERLING PLACE	390 2 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	1915	1920	
Gross SqFt	11,732	16,752	
Estimated Gross Income	\$193,578	\$360,679	
Gross Income per SqFt	\$16.50	\$21.53	
Full Market Value	\$766,000	\$1,570,000	
Market Value per SqFt	\$65.00	\$94.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-7501	3-01081-0043	3-01156-0015
Condominium Section	1114-R1		
Address	937 UNION STREET	78 PROSPECT PARK WEST	480 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	22	40	70
Year Built	2003	1920	1930
Gross SqFt	49,210	41,113	42,562
Estimated Gross Income	\$1,033,410	\$757,719	\$1,209,061
Gross Income per SqFt	\$21.00	\$18.43	\$28.40
Full Market Value	\$4,490,004	\$3,000,000	\$5,790,000
Market Value per SqFt	\$91.00	\$73.00	\$136.00
Distance from Condominium in miles		0.40	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-7501	3-01093-0001	3-00975-0017
Condominium Section	1597-R1		
Address	570 7 STREET	911 8 AVENUE	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	2006	1920	1920
Gross SqFt	10,911	12,160	16,752
Estimated Gross Income	\$163,665	\$234,254	\$360,679
Gross Income per SqFt	\$15.00	\$19.26	\$21.53
Full Market Value	\$597,000	\$1,020,000	\$1,570,000
Market Value per SqFt	\$55.00	\$84.00	\$94.00
Distance from Condominium in miles		0.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01093-7501	3-00965-0071	3-01028-0066
Condominium Section	928-R1		
Address	145 PROSPECT PARK WEST	325 1 STREET	227 13 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	32	25
Year Built	2002	1920	1914
Gross SqFt	23,280	23,800	23,500
Estimated Gross Income	\$496,096	\$507,261	\$474,158
Gross Income per SqFt	\$21.31	\$21.31	\$20.18
Full Market Value	\$2,149,997	\$2,200,000	\$2,060,000
Market Value per SqFt	\$92.00	\$92.00	\$88.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7501	3-01093-0001	3-00975-0017
Condominium Section	85-R1		
Address	632 11 STREET	911 8 AVENUE	390 2 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	16
Year Built	1921	1920	1920
Gross SqFt	13,352	12,160	16,752
Estimated Gross Income	\$220,308	\$234,254	\$360,679
Gross Income per SqFt	\$16.50	\$19.26	\$21.53
Full Market Value	\$872,000	\$1,020,000	\$1,570,000
Market Value per SqFt	\$65.00	\$84.00	\$94.00
Distance from Condominium in miles		0.10	0.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7502	3-00974-0059	3-01093-0001
Condominium Section	722-R1		
Address	163 PROSPECT PARK WEST	329 3 STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	12	16
Year Built	1999	1921	1920
Gross SqFt	8,800	8,533	12,160
Estimated Gross Income	\$147,400	\$170,000	\$234,254
Gross Income per SqFt	\$16.75	\$19.92	\$19.26
Full Market Value	\$582,995	\$738,000	\$1,020,000
Market Value per SqFt	\$66.00	\$86.00	\$84.00
Distance from Condominium in miles		0.75	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7509	3-01081-0043	3-01179-0097
Condominium Section	752-R1		
Address	438 12 STREET	78 PROSPECT PARK WEST	159 EASTERN PARKWAY
Neighborhood	PARK SLOPE	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	40	72
Year Built	1999	1920	1927
Gross SqFt	56,518	41,113	52,140
Estimated Gross Income	\$960,806	\$757,719	\$838,910
Gross Income per SqFt	\$17.00	\$18.43	\$16.09
Full Market Value	\$3,800,006	\$3,000,000	\$3,320,000
Market Value per SqFt	\$67.00	\$73.00	\$64.00
Distance from Condominium in miles		0.45	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7510	3-01173-0001	3-01179-0037
Condominium Section	843-R1		
Address	444 12 STREET	203 UNDERHILL AVENUE	364 LINCOLN PLACE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	72	54
Year Built	1920	1912	1927
Gross SqFt	61,500	67,680	51,288
Estimated Gross Income	\$676,500	\$792,739	\$572,429
Gross Income per SqFt	\$11.00	\$11.71	\$11.16
Full Market Value	\$2,099,997	\$2,730,000	\$1,780,000
Market Value per SqFt	\$34.10	\$40.30	\$34.70
Distance from Condominium in miles		1.15	1.10

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01100-7501	3-00975-0017	3-00965-0071
Condominium Section	1718-R1		
Address	425 14 STREET	390 2 STREET	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	16	32
Year Built	1910	1920	1920
Gross SqFt	23,868	16,752	23,800
Estimated Gross Income	\$508,627	\$360,679	\$507,261
Gross Income per SqFt	\$21.31	\$21.53	\$21.31
Full Market Value	\$2,210,009	\$1,570,000	\$2,200,000
Market Value per SqFt	\$93.00	\$94.00	\$92.00
Distance from Condominium in miles		0.60	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01102-7505	3-01063-0021	3-01091-0040
Condominium Section	1109-R1		
Address	392 14 STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	18
Year Built	2001	1920	1931
Gross SqFt	13,057	11,754	20,562
Estimated Gross Income	\$270,932	\$297,047	\$429,355
Gross Income per SqFt	\$20.75	\$25.30	\$20.88
Full Market Value	\$1,180,005	\$1,290,000	\$1,860,000
Market Value per SqFt	\$90.00	\$110.00	\$90.00
Distance from Condominium in miles		0.90	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-7501	3-01028-0056	3-01043-0001
Condominium Section	439-R1		
Address	1405 8 AVENUE	243 13 STREET	549 6 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	25	16
Year Built	0	1914	1931
Gross SqFt	11,800	18,000	10,508
Estimated Gross Income	\$250,750	\$445,368	\$209,336
Gross Income per SqFt	\$21.25	\$24.74	\$19.92
Full Market Value	\$1,089,993	\$1,930,000	\$909,000
Market Value per SqFt	\$92.00	\$107.00	\$87.00
Distance from Condominium in miles		0.60	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7503	3-00949-0053	3-00988-0002
Condominium Section	305-R1		
Address	441 7 AVENUE	186 5 AVENUE	373 5 AVENUE
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C4-WALK-UP
Total Units	11	11	16
Year Built	0	1920	1921
Gross SqFt	7,770	7,800	7,490
Estimated Gross Income	\$178,710	\$188,364	\$171,360
Gross Income per SqFt	\$23.00	\$24.15	\$22.88
Full Market Value	\$776,000	\$818,000	\$744,000
Market Value per SqFt	\$100.00	\$105.00	\$99.00
Distance from Condominium in miles		1.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7504	3-00965-0071	3-00628-0063
Condominium Section	1229-R1		
Address	372 15 STREET	325 1 STREET	203 17 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	29
Year Built	2004	1920	1920
Gross SqFt	34,417	23,800	18,960
Estimated Gross Income	\$802,604	\$507,261	\$487,112
Gross Income per SqFt	\$23.32	\$21.31	\$25.70
Full Market Value	\$3,479,997	\$2,200,000	\$2,120,000
Market Value per SqFt	\$101.00	\$92.00	\$112.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7505	3-00975-0017	3-00976-0054
Condominium Section	1969-R1		
Address	359 16 STREET	390 2 STREET	477 3 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	12	16	20
Year Built	2006	1920	1931
Gross SqFt	13,550	16,752	14,672
Estimated Gross Income	\$264,225	\$360,679	\$361,393
Gross Income per SqFt	\$19.50	\$21.53	\$24.63
Full Market Value	\$1,150,000	\$1,570,000	\$1,570,000
Market Value per SqFt	\$85.00	\$94.00	\$107.00
Distance from Condominium in miles		0.70	0.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01124-7502	3-01091-0040	3-01932-0022
Condominium Section	1930-R1		
Address	925 PACIFIC STREET	136 PROSPECT PARK WEST	309 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	PARK SLOPE	CLINTON HILL
Building Classification	R2-WALK-UP	D1-ELEVATOR	D2-ELEVATOR
Total Units	15	18	35
Year Built	2005	1931	1905
Gross SqFt	16,004	20,562	19,291
Estimated Gross Income	\$353,688	\$429,355	\$449,797
Gross Income per SqFt	\$22.10	\$20.88	\$23.32
Full Market Value	\$1,540,002	\$1,860,000	\$1,950,000
Market Value per SqFt	\$96.00	\$90.00	\$101.00
Distance from Condominium in miles		1.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7501	3-01131-0003	3-01173-0076
Condominium Section	851-R1		
Address	24 6 AVENUE	41 UNDERHILL AVENUE	383 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	16
Year Built	1940	1931	1912
Gross SqFt	36,666	7,237	14,996
Estimated Gross Income	\$714,987	\$141,899	\$317,766
Gross Income per SqFt	\$19.50	\$19.61	\$21.19
Full Market Value	\$3,099,997	\$616,000	\$1,380,000
Market Value per SqFt	\$85.00	\$85.00	\$92.00
Distance from Condominium in miles		0.60	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7502	3-01153-0010	
Condominium Section	1017-R1		
Address	636 PACIFIC STREET	93 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	31	35	
Year Built	1926	1930	
Gross SqFt	38,701	32,835	
Estimated Gross Income	\$618,054	\$524,396	
Gross Income per SqFt	\$15.97	\$15.97	
Full Market Value	\$2,450,002	\$2,080,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		0.65	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01128-7501	3-03512-0001	
Condominium Section	922-R1		
Address	700 PACIFIC STREET	663 HOWARD AVENUE	
Neighborhood	PROSPECT HEIGHTS	BROWNSVILLE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	168	122	
Year Built	2002	1983	
Gross SqFt	230,680	85,370	
Estimated Gross Income	\$3,326,405	\$1,760,261	
Gross Income per SqFt	\$14.42	\$20.62	
Full Market Value	\$22,858,664	\$4,120,000	
Market Value per SqFt	\$99.00	\$48.30	
Distance from Condominium in miles		2.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01137-7501	3-01160-0032	
Condominium Section	1321-R1		
Address	618 DEAN STREET	382 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	21	24	
Year Built	1930	1931	
Gross SqFt	33,120	17,116	
Estimated Gross Income	\$0	\$341,458	
Gross Income per SqFt	\$0.00	\$19.95	
Full Market Value	\$3,131,002	\$1,480,000	
Market Value per SqFt	\$95.00	\$86.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01147-7501	3-03261-0020	3-03395-0014
Condominium Section	1940-R1		
Address	649 WASHINGTON AVENUE	420 STOCKHOLM STREET	1060 HANCOCK STREET
Neighborhood	CROWN HEIGHTS	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	35	27
Year Built	2007	1931	1916
Gross SqFt	33,710	28,800	24,030
Estimated Gross Income	\$332,380	\$276,314	\$243,260
Gross Income per SqFt	\$9.86	\$9.59	\$10.12
Full Market Value	\$948,004	\$647,000	\$694,000
Market Value per SqFt	\$28.10	\$22.47	\$28.90
Distance from Condominium in miles		3.10	2.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-7502	3-01203-0001	
Condominium Section	1531-R1		
Address	442 ST MARK'S AVENUE	55 BROOKLYN AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	1931	1915	
Gross SqFt	10,784	9,600	
Estimated Gross Income	\$143,103	\$127,345	
Gross Income per SqFt	\$13.27	\$13.27	
Full Market Value	\$522,000	\$465,000	
Market Value per SqFt	\$48.40	\$48.40	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01157-7501	3-01131-0003	
Condominium Section	200-R1		
Address	130 PROSPECT PLACE	41 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	12	12	
Year Built	1920	1931	
Gross SqFt	11,680	7,237	
Estimated Gross Income	\$210,240	\$141,899	
Gross Income per SqFt	\$18.00	\$19.61	
Full Market Value	\$808,000	\$616,000	
Market Value per SqFt	\$69.00	\$85.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01160-7501	3-01176-0015	3-01169-0009
Condominium Section	110-R1		
Address	330 PROSPECT PLACE	356 ST JOHN'S PLACE	381 FLATBUSH AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	51	40	50
Year Built	1931	1914	1924
Gross SqFt	40,755	35,592	35,700
Estimated Gross Income	\$570,570	\$442,990	\$579,270
Gross Income per SqFt	\$14.00	\$12.45	\$16.23
Full Market Value	\$2,079,998	\$1,530,000	\$2,290,000
Market Value per SqFt	\$51.00	\$43.00	\$64.00
Distance from Condominium in miles		0.20	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-7502	3-01148-0020	
Condominium Section	1161-R1		
Address	222 PARK PLACE	802 BERGEN STREET	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	14	32	
Year Built	0	2001	
Gross SqFt	24,639	28,912	
Estimated Gross Income	\$759,620	\$388,764	
Gross Income per SqFt	\$30.80	\$13.45	
Full Market Value	\$3,640,001	\$1,420,000	
Market Value per SqFt	\$148.00	\$49.10	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7501	3-00297-0019	
Condominium Section	127-R1		
Address	44 BUTLER PLACE	182 AMITY STREET	
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	60	48	
Year Built	1925	1900	
Gross SqFt	67,038	35,950	
Estimated Gross Income	\$0	\$609,057	
Gross Income per SqFt	\$0.00	\$16.94	
Full Market Value	\$2,301,003	\$2,410,000	
Market Value per SqFt	\$34.30	\$67.00	
Distance from Condominium in miles		1.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7502	3-00042-0018	3-01146-0015
Condominium Section	1500-R1		
Address	34 BUTLER PLACE	254 WATER STREET	720 BERGEN STREET
Neighborhood	PROSPECT HEIGHTS	DOWNTOWN-FULTON FERRY	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	D8-ELEVATOR	C1-WALK-UP
Total Units	48	26	14
Year Built	2005	2002	1931
Gross SqFt	32,139	28,358	4,120
Estimated Gross Income	\$854,254	\$632,997	\$127,025
Gross Income per SqFt	\$26.60	\$22.32	\$30.80
Full Market Value	\$3,709,998	\$2,750,000	\$608,000
Market Value per SqFt	\$115.00	\$97.00	\$148.00
Distance from Condominium in miles		2.10	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-7501	3-00774-0059	3-01131-0003
Condominium Section	254-R1		
Address	286 ST JOHNS PLACE	441 49 STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1912	1914	1931
Gross SqFt	11,174	11,200	7,237
Estimated Gross Income	\$207,836	\$196,107	\$141,899
Gross Income per SqFt	\$18.60	\$17.51	\$19.61
Full Market Value	\$823,002	\$735,000	\$616,000
Market Value per SqFt	\$74.00	\$66.00	\$85.00
Distance from Condominium in miles		2.90	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-7501	3-01158-0021	3-01173-0058
Condominium Section	245-R1		
Address	806 WASHINGTON AVENUE	180 PROSPECT PLACE	427 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	16
Year Built	1910	1931	1912
Gross SqFt	8,392	15,480	16,104
Estimated Gross Income	\$128,817	\$252,907	\$204,296
Gross Income per SqFt	\$15.35	\$16.34	\$12.69
Full Market Value	\$545,000	\$1,000,000	\$583,000
Market Value per SqFt	\$65.00	\$65.00	\$36.20
Distance from Condominium in miles		0.35	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7501	3-01190-0001	3-01192-0085
Condominium Section	1031-R1		
Address	255 EASTERN PARKWAY	921 WASHINGTON AVENUE	1035 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	90	78	97
Year Built	1924	1928	1930
Gross SqFt	100,770	80,500	117,250
Estimated Gross Income	\$1,092,346	\$667,345	\$1,192,073
Gross Income per SqFt	\$10.84	\$8.29	\$10.17
Full Market Value	\$3,390,005	\$1,720,000	\$3,700,000
Market Value per SqFt	\$33.60	\$21.37	\$31.60
Distance from Condominium in miles		0.30	0.45

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7502	3-01192-0085	
Condominium Section	1405-R1		
Address	225 EASTERN PARKWAY	1035 WASHINGTON AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	56	97	
Year Built	0	1930	
Gross SqFt	79,075	117,250	
Estimated Gross Income	\$1,058,814	\$1,192,073	
Gross Income per SqFt	\$13.39	\$10.17	
Full Market Value	\$3,860,002	\$3,700,000	
Market Value per SqFt	\$48.80	\$31.60	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01206-7501	3-01311-0038	
Condominium Section	241-R1		
Address	1206 PACIFIC STREET	658 MONTGOMERY STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	32	38	
Year Built	1915	1925	
Gross SqFt	30,455	43,200	
Estimated Gross Income	\$373,073	\$529,028	
Gross Income per SqFt	\$12.25	\$12.25	
Full Market Value	\$1,289,998	\$1,830,000	
Market Value per SqFt	\$42.40	\$42.40	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01219-7501	3-01281-0007	3-01281-0009
Condominium Section	864-R1		
Address	1062 BERGEN STREET	1593 BEDFORD AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1905	1905
Gross SqFt	13,680	13,200	13,200
Estimated Gross Income	\$231,602	\$223,504	\$223,504
Gross Income per SqFt	\$16.93	\$16.93	\$16.93
Full Market Value	\$917,002	\$885,000	\$885,000
Market Value per SqFt	\$67.00	\$67.00	\$67.00
Distance from Condominium in miles		0.55	0.55

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01232-7501	3-01185-0052	3-01187-0064
Condominium Section	353-R1		
Address	1443 BEDFORD AVENUE	1035 UNION STREET	993 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	19	30
Year Built	1989	1923	1926
Gross SqFt	15,495	18,768	20,960
Estimated Gross Income	\$185,940	\$179,310	\$249,927
Gross Income per SqFt	\$12.00	\$9.55	\$11.92
Full Market Value	\$642,000	\$511,000	\$862,000
Market Value per SqFt	\$41.40	\$27.20	\$41.10
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01252-7501	3-01149-0006	
Condominium Section	1619-R1		
Address	1520 BEDFORD AVENUE	677 CLASSON AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1931	1990	
Gross SqFt	8,620	6,100	
Estimated Gross Income	\$0	\$173,936	
Gross Income per SqFt	\$0.00	\$28.50	
Full Market Value	\$1,140,001	\$833,000	
Market Value per SqFt	\$132.00	\$137.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01254-7502	3-02875-0056	3-01166-0053
Condominium Section	1927-R1		
Address	794 ST JOHN'S PLACE	33 KINGSLAND AVENUE	750 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	WILLIAMSBURG-EAST	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1910	1920	1920
Gross SqFt	7,983	5,616	5,896
Estimated Gross Income	\$168,441	\$118,484	\$105,884
Gross Income per SqFt	\$21.10	\$21.10	\$17.96
Full Market Value	\$731,002	\$515,000	\$419,000
Market Value per SqFt	\$92.00	\$92.00	\$71.00
Distance from Condominium in miles		3.25	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01270-7502	3-01282-0032	3-01387-0042
Condominium Section	1247-R1		
Address	636 EASTERN PARKWAY	1176 PRESIDENT STREET	1656 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	21	18
Year Built	1910	1916	1905
Gross SqFt	27,608	16,980	12,571
Estimated Gross Income	\$448,077	\$393,511	\$192,329
Gross Income per SqFt	\$16.23	\$23.17	\$15.30
Full Market Value	\$1,770,000	\$1,710,000	\$761,000
Market Value per SqFt	\$64.00	\$101.00	\$61.00
Distance from Condominium in miles		0.30	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01272-7501	3-01149-0006	
Condominium Section	1217-R1		
Address	866 EASTERN PARKWAY	677 CLASSON AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	16	
Year Built	2002	1990	
Gross SqFt	39,964	6,100	
Estimated Gross Income	\$799,280	\$173,936	
Gross Income per SqFt	\$20.00	\$28.50	
Full Market Value	\$3,380,000	\$833,000	
Market Value per SqFt	\$85.00	\$137.00	
Distance from Condominium in miles		1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01283-7501	3-01185-0052	
Condominium Section	246-R1		
Address	346 NEW YORK AVENUE	1035 UNION STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	19	
Year Built	1920	1923	
Gross SqFt	19,525	18,768	
Estimated Gross Income	\$238,595	\$179,310	
Gross Income per SqFt	\$12.22	\$9.55	
Full Market Value	\$822,999	\$511,000	
Market Value per SqFt	\$42.20	\$27.20	
Distance from Condominium in miles		0.60	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01285-7501	3-01187-0064	
Condominium Section	56-R1		
Address	1365 CARROLL STREET	993 PRESIDENT STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	30	
Year Built	1930	1926	
Gross SqFt	32,400	20,960	
Estimated Gross Income	\$356,400	\$249,927	
Gross Income per SqFt	\$11.00	\$11.92	
Full Market Value	\$1,110,002	\$862,000	
Market Value per SqFt	\$34.30	\$41.10	
Distance from Condominium in miles		0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01293-7501	3-01363-0078	3-01205-0062
Condominium Section	151-R1		
Address	555 CROWN STREET	1583 PROSPECT PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	40	32
Year Built	1922	1926	1910
Gross SqFt	40,060	42,800	30,416
Estimated Gross Income	\$420,630	\$400,104	\$352,063
Gross Income per SqFt	\$10.50	\$9.35	\$11.57
Full Market Value	\$1,310,000	\$1,140,000	\$824,000
Market Value per SqFt	\$32.70	\$26.60	\$27.10
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01300-7501	3-01187-0064	3-01187-0066
Condominium Section	417-R1		
Address	504 CROWN STREET	993 PRESIDENT STREET	991 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	30	33
Year Built	1991	1926	1927
Gross SqFt	31,068	20,960	25,152
Estimated Gross Income	\$372,194	\$249,927	\$277,950
Gross Income per SqFt	\$11.98	\$11.92	\$11.05
Full Market Value	\$1,199,998	\$862,000	\$864,000
Market Value per SqFt	\$38.60	\$41.10	\$34.40
Distance from Condominium in miles		1.05	1.05

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01333-7501	3-05154-0047	
Condominium Section	935-R1		
Address	605 EAST NEW YORK AVENUE	415 STRATFORD ROAD	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	50	96	
Year Built	0	1963	
Gross SqFt	67,889	88,000	
Estimated Gross Income	\$997,968	\$1,194,847	
Gross Income per SqFt	\$14.70	\$13.58	
Full Market Value	\$3,640,000	\$4,360,000	
Market Value per SqFt	\$54.00	\$49.50	
Distance from Condominium in miles		2.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01376-7501	3-01281-0007	3-01281-0009
Condominium Section	1510-R1		
Address	273 ALBANY AVENUE	1593 BEDFORD AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	16
Year Built	1906	1905	1905
Gross SqFt	8,136	13,200	13,200
Estimated Gross Income	\$137,742	\$223,504	\$223,504
Gross Income per SqFt	\$16.93	\$16.93	\$16.93
Full Market Value	\$544,998	\$885,000	\$885,000
Market Value per SqFt	\$67.00	\$67.00	\$67.00
Distance from Condominium in miles		0.95	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01403-7501	3-01280-0022	3-01280-0025
Condominium Section	498-R1		
Address	1738 UNION STREET	1030 PRESIDENT STREET	1036 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	28	26
Year Built	1921	1923	1923
Gross SqFt	35,732	22,132	22,132
Estimated Gross Income	\$553,846	\$338,747	\$345,738
Gross Income per SqFt	\$15.50	\$15.31	\$15.62
Full Market Value	\$2,189,998	\$1,300,000	\$809,000
Market Value per SqFt	\$61.00	\$59.00	\$36.60
Distance from Condominium in miles		1.45	1.45

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01426-7501	3-04630-0001	
Condominium Section	535-R1		
Address	645 LEFFERTS AVENUE	1068 WINTHROP STREET	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	42	
Year Built	1925	1926	
Gross SqFt	30,700	30,560	
Estimated Gross Income	\$325,727	\$393,564	
Gross Income per SqFt	\$10.61	\$12.88	
Full Market Value	\$1,010,008	\$1,220,000	
Market Value per SqFt	\$32.90	\$39.90	
Distance from Condominium in miles		0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01427-7501	3-01426-0007	
Condominium Section	513-R1		
Address	762 EMPIRE BOULEVARD	471 ALBANY AVENUE	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	30	42	
Year Built	0	1926	
Gross SqFt	30,360	31,720	
Estimated Gross Income	\$375,553	\$392,369	
Gross Income per SqFt	\$12.37	\$12.37	
Full Market Value	\$1,300,000	\$1,350,000	
Market Value per SqFt	\$42.80	\$42.60	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01429-7502	3-02145-0018	
Condominium Section	677-R1		
Address	770 LEFFERTS AVENUE	440 BERRY STREET	
Neighborhood	FLATBUSH-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	30	66	
Year Built	1998	1995	
Gross SqFt	50,668	58,430	
Estimated Gross Income	\$0	\$2,274,914	
Gross Income per SqFt	\$0.00	\$38.90	
Full Market Value	\$1,810,020	\$5,330,000	
Market Value per SqFt	\$35.70	\$91.00	
Distance from Condominium in miles		3.55	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01498-7501	3-01464-0043	3-01464-0045
Condominium Section	446-R1		
Address	723 MAC DONOUGH STREET	1631 EASTERN PARKWAY EXT	1629 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	16
Year Built	1910	1910	1910
Gross SqFt	13,640	12,000	14,000
Estimated Gross Income	\$160,270	\$138,479	\$136,951
Gross Income per SqFt	\$11.75	\$11.54	\$9.78
Full Market Value	\$540,996	\$478,000	\$391,000
Market Value per SqFt	\$39.70	\$39.80	\$27.90
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7501	3-01467-0001	3-01475-0001
Condominium Section	431-R1		
Address	472 BAINBRIDGE STREET	495 HOWARD AVENUE	601 RALPH AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	72	16
Year Built	1992	1973	1910
Gross SqFt	53,760	72,000	16,800
Estimated Gross Income	\$743,500	\$978,266	\$169,978
Gross Income per SqFt	\$13.83	\$13.59	\$10.12
Full Market Value	\$2,709,995	\$2,290,000	\$485,000
Market Value per SqFt	\$50.00	\$31.80	\$28.90
Distance from Condominium in miles		0.80	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7502	3-01471-0033	
Condominium Section	591-R1		
Address	419 CHAUNCEY STREET	1521 EASTERN PARKWAY EXT	
Neighborhood	OCEAN HILL	OCEAN HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	20	
Year Built	1906	1910	
Gross SqFt	32,087	15,872	
Estimated Gross Income	\$326,003	\$146,610	
Gross Income per SqFt	\$10.16	\$9.24	
Full Market Value	\$931,999	\$343,000	
Market Value per SqFt	\$29.00	\$21.61	
Distance from Condominium in miles		0.75	

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01515-7501	3-01464-0043	3-01468-0035
<b>Condominium Section</b>	528-R1		
<b>Address</b>	365 MARION STREET	1631 EASTERN PARKWAY EXT	1566 EASTERN PARKWAY EXT
<b>Neighborhood</b>	OCEAN HILL	OCEAN HILL	OCEAN HILL
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	20	13	19
<b>Year Built</b>	1995	1910	1910
<b>Gross SqFt</b>	25,632	12,000	15,740
<b>Estimated Gross Income</b>	\$259,908	\$138,479	\$136,127
<b>Gross Income per SqFt</b>	\$10.14	\$11.54	\$8.65
<b>Full Market Value</b>	\$740,997	\$478,000	\$351,000
<b>Market Value per SqFt</b>	\$28.90	\$39.80	\$22.30
<b>Distance from Condominium in miles</b>		0.65	0.75

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01521-7501	3-00814-0020	
<b>Condominium Section</b>	525-R1		
<b>Address</b>	117 HOPKINSON AVENUE	334 53 STREET	
<b>Neighborhood</b>	OCEAN HILL	SUNSET PARK	
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	15	12	
<b>Year Built</b>	1995	1983	
<b>Gross SqFt</b>	11,050	9,180	
<b>Estimated Gross Income</b>	\$177,021	\$147,081	
<b>Gross Income per SqFt</b>	\$16.02	\$16.02	
<b>Full Market Value</b>	\$700,999	\$565,000	
<b>Market Value per SqFt</b>	\$63.00	\$62.00	
<b>Distance from Condominium in miles</b>		6.00	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01526-7501	3-00714-0044	3-01475-0001
<b>Condominium Section</b>	586-R1		
<b>Address</b>	246 SUMPTER STREET	4018 5 AVENUE	601 RALPH AVENUE
<b>Neighborhood</b>	OCEAN HILL	SUNSET PARK	OCEAN HILL
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	32	16
<b>Year Built</b>	0	1906	1910
<b>Gross SqFt</b>	15,335	25,600	16,800
<b>Estimated Gross Income</b>	\$245,513	\$409,940	\$169,978
<b>Gross Income per SqFt</b>	\$16.01	\$16.01	\$10.12
<b>Full Market Value</b>	\$972,006	\$1,620,000	\$485,000
<b>Market Value per SqFt</b>	\$63.00	\$63.00	\$28.90
<b>Distance from Condominium in miles</b>		5.20	0.85

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01593-7501	3-01839-0011	3-04795-0013
Condominium Section	1874-R1		
Address	417 HART STREET	248 HANCOCK STREET	702 EAST NEW YORK AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	FLATBUSH-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	20
Year Built	2005	1900	1931
Gross SqFt	15,600	4,400	18,560
Estimated Gross Income	\$275,652	\$77,764	\$313,016
Gross Income per SqFt	\$17.67	\$17.67	\$16.87
Full Market Value	\$1,089,998	\$308,000	\$733,000
Market Value per SqFt	\$70.00	\$70.00	\$39.50
Distance from Condominium in miles		1.05	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01603-7501	3-01810-0076	
Condominium Section	627-R1		
Address	85 STUYVESANT AVENUE	561 GATES AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	24	17	
Year Built	0	1910	
Gross SqFt	31,793	10,570	
Estimated Gross Income	\$469,264	\$117,000	
Gross Income per SqFt	\$14.76	\$11.07	
Full Market Value	\$1,710,003	\$364,000	
Market Value per SqFt	\$54.00	\$34.40	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01625-7501	3-01974-0004	
Condominium Section	445-R1		
Address	172 STUYVESANT AVENUE	379 FRANKLIN AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	18	29	
Year Built	0	1900	
Gross SqFt	22,659	20,000	
Estimated Gross Income	\$313,827	\$276,901	
Gross Income per SqFt	\$13.85	\$13.85	
Full Market Value	\$1,150,004	\$1,010,000	
Market Value per SqFt	\$51.00	\$51.00	
Distance from Condominium in miles		1.10	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7501	3-01824-0057	3-01830-0079
Condominium Section	970-R1		
Address	452 BEDFORD AVENUE	399 PUTNAM AVENUE	345 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	11
Year Built	0	1910	1900
Gross SqFt	17,387	8,025	5,980
Estimated Gross Income	\$278,192	\$116,062	\$103,153
Gross Income per SqFt	\$16.00	\$14.46	\$17.25
Full Market Value	\$1,100,002	\$424,000	\$242,000
Market Value per SqFt	\$63.00	\$53.00	\$40.50
Distance from Condominium in miles		1.05	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7504	3-00714-0044	
Condominium Section	977-R1		
Address	460 FLUSHING AVENUE	4018 5 AVENUE	
Neighborhood	BEDFORD STUYVESANT	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	0	1906	
Gross SqFt	14,869	25,600	
Estimated Gross Income	\$238,052	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$942,000	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		4.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7503	3-01843-0020	3-01824-0057
Condominium Section	985-R1		
Address	689 MYRTLE AVENUE	500 NOSTRAND AVENUE	399 PUTNAM AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	45	58	12
Year Built	0	1931	1910
Gross SqFt	36,414	61,380	8,025
Estimated Gross Income	\$627,413	\$558,941	\$116,062
Gross Income per SqFt	\$17.23	\$9.11	\$14.46
Full Market Value	\$2,480,005	\$1,590,000	\$424,000
Market Value per SqFt	\$68.00	\$25.90	\$53.00
Distance from Condominium in miles		1.05	0.90

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7505	3-01789-0033	
Condominium Section	1341-R1		
Address	805 BEDFORD AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	21,442	7,150	
Estimated Gross Income	\$619,030	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$2,969,998	\$709,000	
Market Value per SqFt	\$139.00	\$99.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7510	3-01789-0033	
Condominium Section	1293-R1		
Address	82 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	10,403	7,150	
Estimated Gross Income	\$300,334	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$1,439,995	\$709,000	
Market Value per SqFt	\$138.00	\$99.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7512	3-01789-0033	
Condominium Section	1292-R1		
Address	78 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	12,338	7,150	
Estimated Gross Income	\$356,198	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$1,710,002	\$709,000	
Market Value per SqFt	\$139.00	\$99.00	
Distance from Condominium in miles		0.55	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7513	3-01789-0033	
Condominium Section	1294-R1		
Address	74 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	12,110	7,150	
Estimated Gross Income	\$349,615	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$1,669,996	\$709,000	
Market Value per SqFt	\$138.00	\$99.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7516	3-01789-0033	
Condominium Section	1308-R1		
Address	90 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2004	1931	
Gross SqFt	7,297	7,150	
Estimated Gross Income	\$210,664	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$1,010,002	\$709,000	
Market Value per SqFt	\$138.00	\$99.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7501	3-01968-0032	
Condominium Section	1208-R1		
Address	834 MYRTLE AVENUE	1084 BEDFORD AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C4-WALK-UP	
Total Units	36	22	
Year Built	2003	1930	
Gross SqFt	58,244	11,650	
Estimated Gross Income	\$1,005,291	\$230,066	
Gross Income per SqFt	\$17.26	\$19.75	
Full Market Value	\$3,979,993	\$999,000	
Market Value per SqFt	\$68.00	\$86.00	
Distance from Condominium in miles		0.70	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7502	3-01839-0011	
Condominium Section	1943-R1		
Address	886 MYRTLE AVENUE	248 HANCOCK STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	14	
Year Built	2006	1900	
Gross SqFt	11,808	4,400	
Estimated Gross Income	\$208,647	\$77,764	
Gross Income per SqFt	\$17.67	\$17.67	
Full Market Value	\$826,000	\$308,000	
Market Value per SqFt	\$70.00	\$70.00	
Distance from Condominium in miles		0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7501	3-01868-0061	
Condominium Section	1173-R1		
Address	191 SPENCER STREET	1371 ATLANTIC AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	1910	
Gross SqFt	24,200	15,300	
Estimated Gross Income	\$0	\$122,346	
Gross Income per SqFt	\$0.00	\$8.00	
Full Market Value	\$2,160,000	\$316,000	
Market Value per SqFt	\$89.00	\$20.65	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7502	3-01868-0061	
Condominium Section	1168-R1		
Address	209 SPENCER STREET	1371 ATLANTIC AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	1910	
Gross SqFt	24,200	15,300	
Estimated Gross Income	\$0	\$122,346	
Gross Income per SqFt	\$0.00	\$8.00	
Full Market Value	\$2,159,999	\$316,000	
Market Value per SqFt	\$89.00	\$20.65	
Distance from Condominium in miles		1.00	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7503	3-01868-0061	
Condominium Section	1171-R1		
Address	197 SPENCER STREET	1371 ATLANTIC AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	1910	
Gross SqFt	24,200	15,300	
Estimated Gross Income	\$0	\$122,346	
Gross Income per SqFt	\$0.00	\$8.00	
Full Market Value	\$2,159,997	\$316,000	
Market Value per SqFt	\$89.00	\$20.65	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7504	3-01789-0033	3-01868-0061
Condominium Section	1172-R1		
Address	195 SPENCER STREET	640 LAFAYETTE AVENUE	1371 ATLANTIC AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	20
Year Built	2004	1931	1910
Gross SqFt	24,200	7,150	15,300
Estimated Gross Income	\$0	\$163,200	\$122,346
Gross Income per SqFt	\$0.00	\$22.83	\$8.00
Full Market Value	\$2,160,003	\$709,000	\$316,000
Market Value per SqFt	\$89.00	\$99.00	\$20.65
Distance from Condominium in miles		0.30	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01840-7501	3-01970-0041	
Condominium Section	376-R1		
Address	582 THROOP AVENUE	105 QUINCY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	13	12	
Year Built	1910	1930	
Gross SqFt	11,030	10,324	
Estimated Gross Income	\$132,580	\$90,500	
Gross Income per SqFt	\$12.02	\$8.77	
Full Market Value	\$457,000	\$234,000	
Market Value per SqFt	\$41.40	\$22.67	
Distance from Condominium in miles		0.85	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01885-7502	3-01789-0033	
Condominium Section	1386-R1		
Address	42 SKILLMAN STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	20	16	
Year Built	2004	1931	
Gross SqFt	25,423	7,150	
Estimated Gross Income	\$580,407	\$163,200	
Gross Income per SqFt	\$22.83	\$22.83	
Full Market Value	\$2,519,990	\$709,000	
Market Value per SqFt	\$99.00	\$99.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01887-7502	3-01979-0039	3-01932-0022
Condominium Section	400-R1		
Address	95 VANDERBILT AVENUE	218 ST JAMES PLACE	309 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C4-WALK-UP	D2-ELEVATOR
Total Units	24	12	35
Year Built	1991	1930	1905
Gross SqFt	60,350	11,356	19,291
Estimated Gross Income	\$722,993	\$117,820	\$449,797
Gross Income per SqFt	\$11.98	\$10.38	\$23.32
Full Market Value	\$2,060,004	\$366,000	\$1,950,000
Market Value per SqFt	\$34.10	\$32.20	\$101.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01897-7508	3-01957-0030	3-01093-0038
Condominium Section	1912-R1		
Address	609 MYRTLE AVENUE	50 GREENE AVENUE	150 PROSPECT PARK WEST
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	PARK SLOPE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	41	30
Year Built	2005	1932	1921
Gross SqFt	20,620	35,872	35,298
Estimated Gross Income	\$475,497	\$802,079	\$813,994
Gross Income per SqFt	\$23.06	\$22.36	\$23.06
Full Market Value	\$2,059,999	\$3,480,000	\$3,530,000
Market Value per SqFt	\$100.00	\$97.00	\$100.00
Distance from Condominium in miles		0.90	2.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7501	3-01830-0079	
Condominium Section	992-R1		
Address	128 SKILLMAN STREET	345 JEFFERSON AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	11	
Year Built	2002	1900	
Gross SqFt	17,958	5,980	
Estimated Gross Income	\$309,775	\$103,153	
Gross Income per SqFt	\$17.25	\$17.25	
Full Market Value	\$1,229,992	\$242,000	
Market Value per SqFt	\$68.00	\$40.50	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7503	3-01789-0033	
Condominium Section	1233-R1		
Address	94 SKILLMAN STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2002	1931	
Gross SqFt	15,531	7,150	
Estimated Gross Income	\$279,558	\$163,200	
Gross Income per SqFt	\$18.00	\$22.83	
Full Market Value	\$1,109,999	\$709,000	
Market Value per SqFt	\$71.00	\$99.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7502	3-01789-0033	
Condominium Section	1258-R1		
Address	876 BEDFORD AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	2004	1931	
Gross SqFt	14,095	7,150	
Estimated Gross Income	\$395,646	\$163,200	
Gross Income per SqFt	\$28.10	\$22.83	
Full Market Value	\$1,900,008	\$709,000	
Market Value per SqFt	\$135.00	\$99.00	
Distance from Condominium in miles		0.55	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7503	3-01789-0033	
Condominium Section	1351-R1		
Address	103 SKILLMAN STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	16	
Year Built	2005	1931	
Gross SqFt	17,536	7,150	
Estimated Gross Income	\$506,264	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$2,429,998	\$709,000	
Market Value per SqFt	\$139.00	\$99.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7508	3-01866-0021	3-01839-0011
Condominium Section	1360-R1		
Address	111 SKILLMAN STREET	52 HERKIMER PLACE	248 HANCOCK STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	14
Year Built	2003	1931	1900
Gross SqFt	17,274	7,437	4,400
Estimated Gross Income	\$276,384	\$107,590	\$77,764
Gross Income per SqFt	\$16.00	\$14.47	\$17.67
Full Market Value	\$1,089,998	\$393,000	\$308,000
Market Value per SqFt	\$63.00	\$53.00	\$70.00
Distance from Condominium in miles		1.20	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7510	3-01789-0033	
Condominium Section	1349-R1		
Address	107 SKILLMAN STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2004	1931	
Gross SqFt	20,930	7,150	
Estimated Gross Income	\$604,249	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$2,890,001	\$709,000	
Market Value per SqFt	\$138.00	\$99.00	
Distance from Condominium in miles		0.55	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01903-7501	3-01917-0040	3-01909-0020
Condominium Section	312-R1		
Address	446 MYRTLE AVENUE	250 WASHINGTON AVENUE	560 MYRTLE AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R9-CONDOPS	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	14
Year Built	1900	1915	1910
Gross SqFt	15,401	14,776	8,450
Estimated Gross Income	\$200,213	\$213,309	\$99,633
Gross Income per SqFt	\$13.00	\$14.44	\$11.79
Full Market Value	\$711,000	\$779,000	\$344,000
Market Value per SqFt	\$46.20	\$53.00	\$40.70
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01913-7507	3-01691-0012	
Condominium Section	1024-R1		
Address	664 MYRTLE AVENUE	88 CHAUNCEY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	287	
Year Built	2003	1974	
Gross SqFt	15,957	277,200	
Estimated Gross Income	\$338,767	\$5,883,680	
Gross Income per SqFt	\$21.23	\$21.23	
Full Market Value	\$1,470,000	\$13,800,000	
Market Value per SqFt	\$92.00	\$49.80	
Distance from Condominium in miles		1.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01913-7512	3-01789-0033	
Condominium Section	1489-R1		
Address	189 FRANKLIN AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	16	16	
Year Built	2006	1931	
Gross SqFt	17,259	7,150	
Estimated Gross Income	\$394,022	\$163,200	
Gross Income per SqFt	\$22.83	\$22.83	
Full Market Value	\$1,709,994	\$709,000	
Market Value per SqFt	\$99.00	\$99.00	
Distance from Condominium in miles		0.50	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01914-7502	3-01839-0011	
Condominium Section	1061-R1		
Address	163 SKILLMAN STREET	248 HANCOCK STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	14	14	
Year Built	2003	1900	
Gross SqFt	17,065	4,400	
Estimated Gross Income	\$297,954	\$77,764	
Gross Income per SqFt	\$17.46	\$17.67	
Full Market Value	\$1,180,001	\$308,000	
Market Value per SqFt	\$69.00	\$70.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01924-7501	3-01637-0001	3-01811-0019
Condominium Section	547-R1		
Address	263 CLASSON AVENUE	854 GATES AVENUE	510 QUINCY STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	95	86	196
Year Built	1920	1995	1974
Gross SqFt	130,468	24,528	212,405
Estimated Gross Income	\$2,728,085	\$683,689	\$2,714,389
Gross Income per SqFt	\$20.91	\$27.90	\$12.78
Full Market Value	\$11,799,996	\$1,600,000	\$9,360,000
Market Value per SqFt	\$90.00	\$65.00	\$44.10
Distance from Condominium in miles		1.65	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01925-7501	3-01925-0007	
Condominium Section	1432-R1		
Address	970 KENT AVENUE	213 TAAFFE PLACE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	103	90	
Year Built	0	1935	
Gross SqFt	107,974	108,000	
Estimated Gross Income	\$2,034,230	\$2,034,802	
Gross Income per SqFt	\$18.84	\$18.84	
Full Market Value	\$8,049,997	\$8,050,000	
Market Value per SqFt	\$75.00	\$75.00	
Distance from Condominium in miles		0.00	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01931-7501	3-02593-0022	
Condominium Section	932-R1		
Address	320 WASHINGTON AVENUE	114 CALYER STREET	
Neighborhood	CLINTON HILL	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	25	11	
Year Built	0	2005	
Gross SqFt	29,054	16,000	
Estimated Gross Income	\$430,289	\$236,982	
Gross Income per SqFt	\$14.81	\$14.81	
Full Market Value	\$1,570,000	\$865,000	
Market Value per SqFt	\$54.00	\$54.00	
Distance from Condominium in miles		2.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01941-7501	3-01637-0001	
Condominium Section	1603-R1		
Address	260 SKILLMAN STREET	854 GATES AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	32	86	
Year Built	2006	1995	
Gross SqFt	40,106	24,528	
Estimated Gross Income	\$1,117,754	\$683,689	
Gross Income per SqFt	\$27.90	\$27.90	
Full Market Value	\$5,349,998	\$1,600,000	
Market Value per SqFt	\$133.00	\$65.00	
Distance from Condominium in miles		1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01949-7501	3-01789-0033	
Condominium Section	1594-R1		
Address	367 CLASSON AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	19	16	
Year Built	2006	1931	
Gross SqFt	11,899	7,150	
Estimated Gross Income	\$343,524	\$163,200	
Gross Income per SqFt	\$28.90	\$22.83	
Full Market Value	\$1,650,000	\$709,000	
Market Value per SqFt	\$139.00	\$99.00	
Distance from Condominium in miles		0.45	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01952-7501	3-02593-0022	
Condominium Section	911-R1		
Address	233 GREENE AVENUE	114 CALYER STREET	
Neighborhood	CLINTON HILL	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	11	
Year Built	1905	2005	
Gross SqFt	11,700	16,000	
Estimated Gross Income	\$339,300	\$236,982	
Gross Income per SqFt	\$29.00	\$14.81	
Full Market Value	\$1,630,003	\$865,000	
Market Value per SqFt	\$139.00	\$54.00	
Distance from Condominium in miles		2.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02045-0053	3-02073-0028
Condominium Section	232-R1		
Address	415 CARLTON AVENUE	62 CLERMONT AVENUE	352 MYRTLE AVENUE
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	D9-ELEVATOR	C7-WALK-UP
Total Units	31	26	30
Year Built	0	2005	1905
Gross SqFt	40,875	35,176	31,345
Estimated Gross Income	\$715,312	\$527,129	\$637,719
Gross Income per SqFt	\$17.50	\$14.99	\$20.35
Full Market Value	\$2,830,009	\$1,920,000	\$2,770,000
Market Value per SqFt	\$69.00	\$55.00	\$88.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02073-0033	3-02073-0035
Condominium Section	232-R2		
Address	387 ADELPHI STREET	158 ADELPHI STREET	162 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	0	1915	1915
Gross SqFt	19,724	14,604	14,604
Estimated Gross Income	\$319,923	\$236,813	\$236,813
Gross Income per SqFt	\$16.22	\$16.22	\$16.22
Full Market Value	\$1,270,001	\$937,000	\$937,000
Market Value per SqFt	\$64.00	\$64.00	\$64.00
Distance from Condominium in miles		0.50	0.50

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01957-7501	3-02045-0053	3-02073-0028
<b>Condominium Section</b>	232-R3		
<b>Address</b>	421 ADELPHI STREET	62 CLERMONT AVENUE	352 MYRTLE AVENUE
<b>Neighborhood</b>	FORT GREENE	FORT GREENE	FORT GREENE
<b>Building Classification</b>	R2-WALK-UP	D9-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	23	26	30
<b>Year Built</b>	0	2005	1905
<b>Gross SqFt</b>	31,540	35,176	31,345
<b>Estimated Gross Income</b>	\$536,180	\$527,129	\$637,719
<b>Gross Income per SqFt</b>	\$17.00	\$14.99	\$20.35
<b>Full Market Value</b>	\$2,120,006	\$1,920,000	\$2,770,000
<b>Market Value per SqFt</b>	\$67.00	\$55.00	\$88.00
<b>Distance from Condominium in miles</b>		0.65	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01957-7501	3-02045-0053	3-02073-0028
<b>Condominium Section</b>	232-R4		
<b>Address</b>	5 GATES AVENUE	62 CLERMONT AVENUE	352 MYRTLE AVENUE
<b>Neighborhood</b>	FORT GREENE	FORT GREENE	FORT GREENE
<b>Building Classification</b>	R2-WALK-UP	D9-ELEVATOR	C7-WALK-UP
<b>Total Units</b>	28	26	30
<b>Year Built</b>	0	2005	1905
<b>Gross SqFt</b>	34,890	35,176	31,345
<b>Estimated Gross Income</b>	\$610,575	\$527,129	\$637,719
<b>Gross Income per SqFt</b>	\$17.50	\$14.99	\$20.35
<b>Full Market Value</b>	\$2,420,005	\$1,920,000	\$2,770,000
<b>Market Value per SqFt</b>	\$69.00	\$55.00	\$88.00
<b>Distance from Condominium in miles</b>		0.65	0.55

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01960-7501	3-01979-0024	3-01982-0069
<b>Condominium Section</b>	1305-R1		
<b>Address</b>	430 CLINTON AVENUE	92 GATES AVENUE	90 DOWNING STREET
<b>Neighborhood</b>	CLINTON HILL	CLINTON HILL	CLINTON HILL
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
<b>Total Units</b>	48	45	41
<b>Year Built</b>	1930	1931	1930
<b>Gross SqFt</b>	38,056	35,820	37,100
<b>Estimated Gross Income</b>	\$532,784	\$749,785	\$296,987
<b>Gross Income per SqFt</b>	\$14.00	\$20.93	\$8.01
<b>Full Market Value</b>	\$1,939,994	\$3,260,000	\$766,000
<b>Market Value per SqFt</b>	\$51.00	\$91.00	\$20.65
<b>Distance from Condominium in miles</b>		0.20	0.35

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7502	3-01946-0004	
Condominium Section	1646-R1		
Address	252 GREENE AVENUE	379 WASHINGTON AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	12	86	
Year Built	1930	1905	
Gross SqFt	9,280	113,924	
Estimated Gross Income	\$0	\$1,813,401	
Gross Income per SqFt	\$0.00	\$15.92	
Full Market Value	\$574,001	\$7,180,000	
Market Value per SqFt	\$62.00	\$63.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7503	3-01892-0061	
Condominium Section	1956-R1		
Address	242 GREENE AVENUE	98 GRAND AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	13	26	
Year Built	1930	1946	
Gross SqFt	20,857	25,000	
Estimated Gross Income	\$500,568	\$539,169	
Gross Income per SqFt	\$24.00	\$21.57	
Full Market Value	\$2,170,000	\$2,340,000	
Market Value per SqFt	\$104.00	\$94.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01984-7501	3-01149-0006	
Condominium Section	1678-R1		
Address	13 IRVING PLACE	677 CLASSON AVENUE	
Neighborhood	CLINTON HILL	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	2006	1990	
Gross SqFt	11,725	6,100	
Estimated Gross Income	\$334,279	\$173,936	
Gross Income per SqFt	\$28.50	\$28.50	
Full Market Value	\$1,599,995	\$833,000	
Market Value per SqFt	\$136.00	\$137.00	
Distance from Condominium in miles		0.50	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02000-7501	3-01778-0035	3-01789-0033
Condominium Section	1101-R1		
Address	124 BEDFORD AVENUE	5 SPENCER COURT	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	16
Year Built	0	1931	1931
Gross SqFt	32,500	7,800	7,150
Estimated Gross Income	\$634,075	\$152,163	\$163,200
Gross Income per SqFt	\$19.51	\$19.51	\$22.83
Full Market Value	\$2,749,998	\$661,000	\$709,000
Market Value per SqFt	\$85.00	\$85.00	\$99.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02013-7502	3-01925-0007	
Condominium Section	1483-R1		
Address	1838 WEST 13 STREET	213 TAAFFE PLACE	
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	11	90	
Year Built	2005	1935	
Gross SqFt	12,942	108,000	
Estimated Gross Income	\$0	\$2,034,802	
Gross Income per SqFt	\$0.00	\$18.84	
Full Market Value	\$2,779,998	\$8,050,000	
Market Value per SqFt	\$215.00	\$75.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02014-7501	3-01946-0030	3-01966-0063
Condominium Section	2063-R1		
Address	936 FULTON STREET	66 ST JAMES PLACE	17 LEXINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	D5-ELEVATOR
Total Units	11	15	11
Year Built	0	1905	1930
Gross SqFt	7,631	8,650	36,000
Estimated Gross Income	\$125,911	\$234,530	\$222,000
Gross Income per SqFt	\$16.50	\$27.10	\$6.17
Full Market Value	\$498,001	\$1,120,000	\$520,000
Market Value per SqFt	\$65.00	\$129.00	\$14.44
Distance from Condominium in miles		0.40	0.35

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02049-7501	3-00275-0001	3-00237-0054
Condominium Section	1278-R1		
Address	176 JOHNSON STREET	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-METROTECH	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	56	94	67
Year Built	1926	1926	1938
Gross SqFt	58,179	73,032	60,720
Estimated Gross Income	\$1,308,445	\$1,730,892	\$1,666,625
Gross Income per SqFt	\$22.49	\$23.70	\$27.40
Full Market Value	\$5,680,002	\$7,520,000	\$7,980,000
Market Value per SqFt	\$98.00	\$103.00	\$131.00
Distance from Condominium in miles		0.70	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02058-7501	3-00250-0030	3-00271-0001
Condominium Section	1902-R1		
Address	101 WILLOUGHBY STREET	182 MONTAGUE STREET	205 STATE STREET
Neighborhood	DOWNTOWN-METROTECH	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	251	187	364
Year Built	0	1999	2003
Gross SqFt	332,324	182,000	242,752
Estimated Gross Income	\$9,305,072	\$8,007,050	\$5,871,312
Gross Income per SqFt	\$28.00	\$44.00	\$24.19
Full Market Value	\$44,599,991	\$40,200,000	\$25,500,000
Market Value per SqFt	\$134.00	\$221.00	\$105.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02073-7501	3-02073-0035	3-02139-0014
Condominium Section	132-R1		
Address	159 CARLTON AVENUE	162 ADELPHI STREET	190 SOUTH 8 STREET
Neighborhood	FORT GREENE	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	41
Year Built	1987	1915	1917
Gross SqFt	22,750	14,604	25,924
Estimated Gross Income	\$369,005	\$236,813	\$491,640
Gross Income per SqFt	\$16.22	\$16.22	\$18.96
Full Market Value	\$1,460,002	\$937,000	\$1,950,000
Market Value per SqFt	\$64.00	\$64.00	\$75.00
Distance from Condominium in miles		0.00	1.25

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02095-7501	3-02044-0064	
Condominium Section	54-R1		
Address	1 ROCKWELL PLACE	100 ADELPHI STREET	
Neighborhood	FORT GREENE	FORT GREENE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	30	48	
Year Built	1900	1900	
Gross SqFt	34,820	37,580	
Estimated Gross Income	\$522,300	\$570,541	
Gross Income per SqFt	\$15.00	\$15.18	
Full Market Value	\$1,910,000	\$2,260,000	
Market Value per SqFt	\$55.00	\$60.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02101-7501	3-02101-0062	3-02045-0053
Condominium Section	226-R1		
Address	69 SOUTH OXFORD STREET	260 CUMBERLAND STREET	62 CLERMONT AVENUE
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	26	26
Year Built	1931	1930	2005
Gross SqFt	21,120	23,547	35,176
Estimated Gross Income	\$344,889	\$321,604	\$527,129
Gross Income per SqFt	\$16.33	\$13.66	\$14.99
Full Market Value	\$1,369,996	\$1,170,000	\$1,920,000
Market Value per SqFt	\$65.00	\$49.70	\$55.00
Distance from Condominium in miles		0.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02111-7501	3-00250-0030	3-00271-0001
Condominium Section	1777-R1		
Address	1 HANSON PLACE	182 MONTAGUE STREET	205 STATE STREET
Neighborhood	FORT GREENE	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	190	187	364
Year Built	1927	1999	2003
Gross SqFt	206,022	182,000	242,752
Estimated Gross Income	\$8,240,880	\$8,007,050	\$5,871,312
Gross Income per SqFt	\$40.00	\$44.00	\$24.19
Full Market Value	\$41,299,986	\$40,200,000	\$25,500,000
Market Value per SqFt	\$200.00	\$221.00	\$105.00
Distance from Condominium in miles		0.90	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02120-7501	3-00051-0012	
Condominium Section	1366-R1		
Address	381 CARLTON AVENUE	65 WASHINGTON STREET	
Neighborhood	FORT GREENE	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	27	59	
Year Built	2003	2000	
Gross SqFt	38,798	50,457	
Estimated Gross Income	\$1,105,743	\$1,813,242	
Gross Income per SqFt	\$28.50	\$35.90	
Full Market Value	\$5,299,990	\$9,090,000	
Market Value per SqFt	\$137.00	\$180.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7501	3-02322-0023	
Condominium Section	795-R1		
Address	53 61 SOUTH 8 STREET	28 HAVEMEYER STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	30	
Year Built	1999	1910	
Gross SqFt	47,988	32,625	
Estimated Gross Income	\$719,820	\$450,744	
Gross Income per SqFt	\$15.00	\$13.82	
Full Market Value	\$2,629,998	\$1,650,000	
Market Value per SqFt	\$55.00	\$51.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7502	3-02132-0016	3-02183-0058
Condominium Section	867-R1		
Address	42 BROADWAY	158 BROADWAY	189 ROSS STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R2-WALK-UP	D7-ELEVATOR	D9-ELEVATOR
Total Units	31	13	35
Year Built	2000	2002	1925
Gross SqFt	60,569	24,949	25,800
Estimated Gross Income	\$917,620	\$378,406	\$390,959
Gross Income per SqFt	\$15.15	\$15.17	\$15.15
Full Market Value	\$3,630,002	\$1,500,000	\$1,120,000
Market Value per SqFt	\$60.00	\$60.00	\$43.40
Distance from Condominium in miles		0.25	0.50

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02129-7503	3-02130-0017	3-02396-0001
<b>Condominium Section</b>	1009-R1		
<b>Address</b>	45 SOUTH 8 STREET	84 BROADWAY	318 GRAND STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	14	25	33
<b>Year Built</b>	0	1920	1920
<b>Gross SqFt</b>	14,820	26,631	45,000
<b>Estimated Gross Income</b>	\$311,220	\$535,063	\$1,212,367
<b>Gross Income per SqFt</b>	\$21.00	\$20.09	\$26.90
<b>Full Market Value</b>	\$1,349,999	\$2,320,000	\$5,810,000
<b>Market Value per SqFt</b>	\$91.00	\$87.00	\$129.00
<b>Distance from Condominium in miles</b>		0.10	0.60

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02129-7504	3-02130-0017	3-02396-0001
<b>Condominium Section</b>	1010-R1		
<b>Address</b>	41 SOUTH 8 STREET	84 BROADWAY	318 GRAND STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	14	25	33
<b>Year Built</b>	0	1920	1920
<b>Gross SqFt</b>	14,820	26,631	45,000
<b>Estimated Gross Income</b>	\$311,220	\$535,063	\$1,212,367
<b>Gross Income per SqFt</b>	\$21.00	\$20.09	\$26.90
<b>Full Market Value</b>	\$1,349,999	\$2,320,000	\$5,810,000
<b>Market Value per SqFt</b>	\$91.00	\$87.00	\$129.00
<b>Distance from Condominium in miles</b>		0.10	0.60

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02129-7505	3-02130-0017	3-02424-0016
<b>Condominium Section</b>	1195-R1		
<b>Address</b>	34 BROADWAY	84 BROADWAY	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	25	24
<b>Year Built</b>	2003	1920	1915
<b>Gross SqFt</b>	20,160	26,631	23,000
<b>Estimated Gross Income</b>	\$398,160	\$535,063	\$371,900
<b>Gross Income per SqFt</b>	\$19.75	\$20.09	\$16.17
<b>Full Market Value</b>	\$1,730,002	\$2,320,000	\$871,000
<b>Market Value per SqFt</b>	\$86.00	\$87.00	\$37.90
<b>Distance from Condominium in miles</b>		0.10	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7507	3-02130-0017	3-02424-0016
Condominium Section	1850-R1		
Address	26 BROADWAY	84 BROADWAY	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	25	24
Year Built	2006	1920	1915
Gross SqFt	33,036	26,631	23,000
Estimated Gross Income	\$652,461	\$535,063	\$371,900
Gross Income per SqFt	\$19.75	\$20.09	\$16.17
Full Market Value	\$2,830,006	\$2,320,000	\$871,000
Market Value per SqFt	\$86.00	\$87.00	\$37.90
Distance from Condominium in miles		0.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7508	3-02130-0017	3-02424-0016
Condominium Section	1439-R1		
Address	20 BROADWAY	84 BROADWAY	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	25	24
Year Built	1920	1920	1915
Gross SqFt	23,760	26,631	23,000
Estimated Gross Income	\$453,816	\$535,063	\$371,900
Gross Income per SqFt	\$19.10	\$20.09	\$16.17
Full Market Value	\$1,969,998	\$2,320,000	\$871,000
Market Value per SqFt	\$83.00	\$87.00	\$37.90
Distance from Condominium in miles		0.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02130-7501	3-00236-0103	
Condominium Section	1248-R1		
Address	60 BROADWAY	52 CLARK STREET	
Neighborhood	WILLIAMSBURG-SOUTH	BROOKLYN HEIGHTS	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	130	142	
Year Built	0	1928	
Gross SqFt	147,926	79,460	
Estimated Gross Income	\$2,958,520	\$2,280,583	
Gross Income per SqFt	\$20.00	\$28.70	
Full Market Value	\$12,799,991	\$10,900,000	
Market Value per SqFt	\$87.00	\$137.00	
Distance from Condominium in miles		1.75	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-7502	3-02433-0018	3-02789-0011
Condominium Section	908-R1		
Address	416 BEDFORD AVENUE	228 SOUTH 3 STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	11	30	27
Year Built	2001	1920	1920
Gross SqFt	11,178	19,422	48,000
Estimated Gross Income	\$192,820	\$302,080	\$848,025
Gross Income per SqFt	\$17.25	\$15.55	\$17.67
Full Market Value	\$762,998	\$1,200,000	\$3,360,000
Market Value per SqFt	\$68.00	\$62.00	\$70.00
Distance from Condominium in miles		0.30	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7501	3-02421-0018	
Condominium Section	798-R1		
Address	401 BEDFORD AVENUE	286 SOUTH 2 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	27	36	
Year Built	1999	1910	
Gross SqFt	36,290	26,532	
Estimated Gross Income	\$684,429	\$502,650	
Gross Income per SqFt	\$18.86	\$18.95	
Full Market Value	\$2,710,003	\$1,990,000	
Market Value per SqFt	\$75.00	\$75.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7502	3-02183-0058	3-02132-0016
Condominium Section	933-R1		
Address	138 BROADWAY	189 ROSS STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	40	35	13
Year Built	0	1925	2002
Gross SqFt	73,295	25,800	24,949
Estimated Gross Income	\$1,110,419	\$390,959	\$378,406
Gross Income per SqFt	\$15.15	\$15.15	\$15.17
Full Market Value	\$4,400,007	\$1,120,000	\$1,500,000
Market Value per SqFt	\$60.00	\$43.40	\$60.00
Distance from Condominium in miles		0.30	0.00

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7503	3-02132-0016	3-02130-0017
Condominium Section	1207-R1		
Address	170 BROADWAY	158 BROADWAY	84 BROADWAY
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	13	25
Year Built	2003	2002	1920
Gross SqFt	11,981	24,949	26,631
Estimated Gross Income	\$251,601	\$378,406	\$535,063
Gross Income per SqFt	\$21.00	\$15.17	\$20.09
Full Market Value	\$1,090,002	\$1,500,000	\$2,320,000
Market Value per SqFt	\$91.00	\$60.00	\$87.00
Distance from Condominium in miles		0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02133-7501	3-02130-0017	3-02424-0016
Condominium Section	964-R1		
Address	159 SOUTH 8 STREET	84 BROADWAY	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	25	24
Year Built	2004	1920	1915
Gross SqFt	23,520	26,631	23,000
Estimated Gross Income	\$472,516	\$535,063	\$371,900
Gross Income per SqFt	\$20.09	\$20.09	\$16.17
Full Market Value	\$2,049,996	\$2,320,000	\$871,000
Market Value per SqFt	\$87.00	\$87.00	\$37.90
Distance from Condominium in miles		0.25	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7501	3-02145-0018	
Condominium Section	1396-R1		
Address	446 KENT AVENUE	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	75	66	
Year Built	2003	1995	
Gross SqFt	83,525	58,430	
Estimated Gross Income	\$2,292,761	\$2,274,914	
Gross Income per SqFt	\$27.40	\$38.90	
Full Market Value	\$10,999,996	\$5,330,000	
Market Value per SqFt	\$132.00	\$91.00	
Distance from Condominium in miles		0.15	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02137-7502	3-02421-0018	3-02396-0001
Condominium Section	1033-R1		
Address	102 SOUTH 8 STREET	286 SOUTH 2 STREET	318 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	28	36	33
Year Built	0	1910	1920
Gross SqFt	59,400	26,532	45,000
Estimated Gross Income	\$1,173,150	\$502,650	\$1,212,367
Gross Income per SqFt	\$19.75	\$18.95	\$26.90
Full Market Value	\$5,090,001	\$1,990,000	\$5,810,000
Market Value per SqFt	\$86.00	\$75.00	\$129.00
Distance from Condominium in miles		0.45	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02137-7503	3-02132-0016	3-02433-0018
Condominium Section	1200-R1		
Address	407 BERRY STREET	158 BROADWAY	228 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	12	13	30
Year Built	2004	2002	1920
Gross SqFt	10,001	24,949	19,422
Estimated Gross Income	\$172,517	\$378,406	\$302,080
Gross Income per SqFt	\$17.25	\$15.17	\$15.55
Full Market Value	\$683,000	\$1,500,000	\$1,200,000
Market Value per SqFt	\$68.00	\$60.00	\$62.00
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02138-7501	3-02413-0001	3-02433-0012
Condominium Section	393-R2		
Address	97 MORTON STREET	390 HOOPER STREET	218 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	45	41
Year Built	0	1924	1918
Gross SqFt	43,937	38,505	38,700
Estimated Gross Income	\$479,792	\$469,105	\$454,427
Gross Income per SqFt	\$10.92	\$12.18	\$11.74
Full Market Value	\$1,373,742	\$1,620,000	\$1,570,000
Market Value per SqFt	\$31.30	\$42.10	\$40.60
Distance from Condominium in miles		0.60	0.25

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02147-7501	3-02139-0014	3-02409-0008
<b>Condominium Section</b>	21-R1		
<b>Address</b>	131 DIVISION AVENUE	190 SOUTH 8 STREET	260 SOUTH 1 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
<b>Total Units</b>	19	41	24
<b>Year Built</b>	1900	1917	1915
<b>Gross SqFt</b>	29,440	25,924	15,836
<b>Estimated Gross Income</b>	\$558,182	\$491,640	\$298,043
<b>Gross Income per SqFt</b>	\$18.96	\$18.96	\$18.82
<b>Full Market Value</b>	\$2,210,002	\$1,950,000	\$1,180,000
<b>Market Value per SqFt</b>	\$75.00	\$75.00	\$75.00
<b>Distance from Condominium in miles</b>		0.10	0.45

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02147-7502	3-02139-0014	3-01178-0079
<b>Condominium Section</b>	92-R1		
<b>Address</b>	125 DIVISION AVENUE	190 SOUTH 8 STREET	495 LINCOLN PLACE
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
<b>Building Classification</b>	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	18	41	31
<b>Year Built</b>	1900	1917	1920
<b>Gross SqFt</b>	27,024	25,924	25,556
<b>Estimated Gross Income</b>	\$512,375	\$491,640	\$477,521
<b>Gross Income per SqFt</b>	\$18.96	\$18.96	\$18.69
<b>Full Market Value</b>	\$1,969,998	\$1,950,000	\$1,120,000
<b>Market Value per SqFt</b>	\$73.00	\$75.00	\$43.80
<b>Distance from Condominium in miles</b>		0.10	2.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02147-7503	3-02434-0006	3-02432-0040
<b>Condominium Section</b>	444-R1		
<b>Address</b>	908 DRIGGS AVENUE	242 SOUTH 3 STREET	171 SOUTH 4 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	19	30	24
<b>Year Built</b>	1917	1912	1914
<b>Gross SqFt</b>	21,746	19,890	14,763
<b>Estimated Gross Income</b>	\$385,991	\$417,348	\$276,355
<b>Gross Income per SqFt</b>	\$17.75	\$20.98	\$18.72
<b>Full Market Value</b>	\$1,529,999	\$1,810,000	\$1,090,000
<b>Market Value per SqFt</b>	\$70.00	\$91.00	\$74.00
<b>Distance from Condominium in miles</b>		0.35	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7505	3-02421-0018	3-02396-0001
Condominium Section	628-R1		
Address	134 SOUTH 9 STREET	286 SOUTH 2 STREET	318 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	36	36	33
Year Built	1997	1910	1920
Gross SqFt	45,801	26,532	45,000
Estimated Gross Income	\$833,578	\$502,650	\$1,212,367
Gross Income per SqFt	\$18.20	\$18.95	\$26.90
Full Market Value	\$3,300,004	\$1,990,000	\$5,810,000
Market Value per SqFt	\$72.00	\$75.00	\$129.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7506	3-03063-0017	3-02421-0018
Condominium Section	656-R1		
Address	150 SOUTH 9 STREET	258 BUSHWICK AVENUE	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	22	36
Year Built	1924	1930	1910
Gross SqFt	38,800	27,000	26,532
Estimated Gross Income	\$669,300	\$492,600	\$502,650
Gross Income per SqFt	\$17.25	\$18.24	\$18.95
Full Market Value	\$2,650,002	\$1,950,000	\$1,990,000
Market Value per SqFt	\$68.00	\$72.00	\$75.00
Distance from Condominium in miles		1.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7501	3-02396-0001	3-02305-0018
Condominium Section	881-R1		
Address	525 KENT AVENUE	318 GRAND STREET	193 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	66	33	68
Year Built	2001	1920	1930
Gross SqFt	85,046	45,000	105,718
Estimated Gross Income	\$1,785,966	\$1,212,367	\$3,072,845
Gross Income per SqFt	\$21.00	\$26.90	\$29.10
Full Market Value	\$7,750,005	\$5,810,000	\$14,700,000
Market Value per SqFt	\$91.00	\$129.00	\$139.00
Distance from Condominium in miles		0.75	1.10

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7502	3-02396-0001	3-02305-0018
Condominium Section	872-R1		
Address	580 WYTHE AVENUE	318 GRAND STREET	193 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	68	33	68
Year Built	0	1920	1930
Gross SqFt	83,403	45,000	105,718
Estimated Gross Income	\$1,751,463	\$1,212,367	\$3,072,845
Gross Income per SqFt	\$21.00	\$26.90	\$29.10
Full Market Value	\$7,600,012	\$5,810,000	\$14,700,000
Market Value per SqFt	\$91.00	\$129.00	\$139.00
Distance from Condominium in miles		0.75	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7503	3-02130-0017	3-02396-0001
Condominium Section	901-R1		
Address	570 WYTHE AVENUE	84 BROADWAY	318 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	25	33
Year Built	0	1920	1920
Gross SqFt	67,712	26,631	45,000
Estimated Gross Income	\$1,489,664	\$535,063	\$1,212,367
Gross Income per SqFt	\$22.00	\$20.09	\$26.90
Full Market Value	\$6,469,992	\$2,320,000	\$5,810,000
Market Value per SqFt	\$96.00	\$87.00	\$129.00
Distance from Condominium in miles		0.30	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7501	3-02188-0016	3-02188-0013
Condominium Section	143-R1		
Address	149 TAYLOR STREET	200 ROSS STREET	190 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	30	30
Year Built	1900	1916	1920
Gross SqFt	25,704	25,000	27,498
Estimated Gross Income	\$286,856	\$278,931	\$278,931
Gross Income per SqFt	\$11.16	\$11.16	\$10.14
Full Market Value	\$890,999	\$867,000	\$796,000
Market Value per SqFt	\$34.70	\$34.70	\$28.90
Distance from Condominium in miles		0.20	0.20

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7504	3-02433-0018	3-02409-0008
Condominium Section	1411-R1		
Address	177 TAYLOR STREET	228 SOUTH 3 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	30	24
Year Built	2004	1920	1915
Gross SqFt	14,884	19,422	15,836
Estimated Gross Income	\$249,307	\$302,080	\$298,043
Gross Income per SqFt	\$16.75	\$15.55	\$18.82
Full Market Value	\$987,002	\$1,200,000	\$1,180,000
Market Value per SqFt	\$66.00	\$62.00	\$75.00
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02183-7501	3-02413-0031	3-02424-0016
Condominium Section	1132-R1		
Address	202 DIVISION AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	24
Year Built	1998	1915	1915
Gross SqFt	25,203	20,295	23,000
Estimated Gross Income	\$459,702	\$340,909	\$371,900
Gross Income per SqFt	\$18.24	\$16.80	\$16.17
Full Market Value	\$1,820,002	\$798,000	\$871,000
Market Value per SqFt	\$72.00	\$39.30	\$37.90
Distance from Condominium in miles		0.45	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02186-7501	3-02488-0001	3-02789-0011
Condominium Section	178-R1		
Address	562 BEDFORD AVENUE	1092 MANHATTAN AVENUE	740 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	C1-WALK-UP	D5-ELEVATOR
Total Units	66	26	27
Year Built	1988	1931	1920
Gross SqFt	92,218	19,500	48,000
Estimated Gross Income	\$1,521,597	\$476,808	\$848,025
Gross Income per SqFt	\$16.50	\$24.45	\$17.67
Full Market Value	\$6,020,004	\$2,070,000	\$3,360,000
Market Value per SqFt	\$65.00	\$106.00	\$70.00
Distance from Condominium in miles		2.30	1.15

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02200-7501	3-02396-0001	3-02130-0017
Condominium Section	993-R1		
Address	234 KEAP STREET	318 GRAND STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	33	25
Year Built	1999	1920	1920
Gross SqFt	19,680	45,000	26,631
Estimated Gross Income	\$309,960	\$1,212,367	\$535,063
Gross Income per SqFt	\$15.75	\$26.90	\$20.09
Full Market Value	\$1,230,006	\$5,810,000	\$2,320,000
Market Value per SqFt	\$63.00	\$129.00	\$87.00
Distance from Condominium in miles		0.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02201-7502	3-02183-0058	
Condominium Section	892-R1		
Address	266 KEAP STREET	189 ROSS STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	13	35	
Year Built	1915	1925	
Gross SqFt	25,980	25,800	
Estimated Gross Income	\$341,637	\$390,959	
Gross Income per SqFt	\$13.15	\$15.15	
Full Market Value	\$1,250,001	\$1,120,000	
Market Value per SqFt	\$48.10	\$43.40	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02204-7502	3-02413-0031	3-02424-0016
Condominium Section	1431-R1		
Address	616 BEDFORD AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	24
Year Built	2004	1915	1915
Gross SqFt	20,000	20,295	23,000
Estimated Gross Income	\$323,400	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,280,001	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.65	0.60

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02223-7502	3-02130-0017	3-02421-0018
<b>Condominium Section</b>	1449-R1		
<b>Address</b>	790 WYTHE AVENUE	84 BROADWAY	286 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	12	25	36
<b>Year Built</b>	0	1920	1910
<b>Gross SqFt</b>	16,950	26,631	26,532
<b>Estimated Gross Income</b>	\$317,812	\$535,063	\$502,650
<b>Gross Income per SqFt</b>	\$18.75	\$20.09	\$18.95
<b>Full Market Value</b>	\$1,260,006	\$2,320,000	\$1,990,000
<b>Market Value per SqFt</b>	\$74.00	\$87.00	\$75.00
<b>Distance from Condominium in miles</b>		0.80	0.80

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02223-7503	3-02130-0017	3-02421-0018
<b>Condominium Section</b>	1450-R1		
<b>Address</b>	796 WYTHE AVENUE	84 BROADWAY	286 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	12	25	36
<b>Year Built</b>	2005	1920	1910
<b>Gross SqFt</b>	16,950	26,631	26,532
<b>Estimated Gross Income</b>	\$317,812	\$535,063	\$502,650
<b>Gross Income per SqFt</b>	\$18.75	\$20.09	\$18.95
<b>Full Market Value</b>	\$1,260,006	\$2,320,000	\$1,990,000
<b>Market Value per SqFt</b>	\$74.00	\$87.00	\$75.00
<b>Distance from Condominium in miles</b>		0.80	0.80

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02224-7502	3-02421-0018	3-02424-0016
<b>Condominium Section</b>	718-R1		
<b>Address</b>	29 HEYWARD STREET	286 SOUTH 2 STREET	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	12	36	24
<b>Year Built</b>	1999	1910	1915
<b>Gross SqFt</b>	22,844	26,532	23,000
<b>Estimated Gross Income</b>	\$369,387	\$502,650	\$371,900
<b>Gross Income per SqFt</b>	\$16.17	\$18.95	\$16.17
<b>Full Market Value</b>	\$1,459,998	\$1,990,000	\$871,000
<b>Market Value per SqFt</b>	\$64.00	\$75.00	\$37.90
<b>Distance from Condominium in miles</b>		0.75	0.70

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7504	3-02421-0018	3-02424-0016
Condominium Section	733-R1		
Address	35 HEYWARD STREET	286 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	36	24
Year Built	0	1910	1915
Gross SqFt	22,704	26,532	23,000
Estimated Gross Income	\$367,123	\$502,650	\$371,900
Gross Income per SqFt	\$16.17	\$18.95	\$16.17
Full Market Value	\$1,449,996	\$1,990,000	\$871,000
Market Value per SqFt	\$64.00	\$75.00	\$37.90
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7505	3-02183-0058	3-02132-0016
Condominium Section	882-R1		
Address	23 HEYWARD STREET	189 ROSS STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	35	13
Year Built	2000	1925	2002
Gross SqFt	53,792	25,800	24,949
Estimated Gross Income	\$814,948	\$390,959	\$378,406
Gross Income per SqFt	\$15.15	\$15.15	\$15.17
Full Market Value	\$3,229,999	\$1,120,000	\$1,500,000
Market Value per SqFt	\$60.00	\$43.40	\$60.00
Distance from Condominium in miles		0.45	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02230-7504	3-02396-0001	3-02412-0033
Condominium Section	1113-R1		
Address	15 LYNCH STREET	318 GRAND STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	33	24
Year Built	2003	1920	1919
Gross SqFt	16,569	45,000	19,104
Estimated Gross Income	\$347,949	\$1,212,367	\$371,901
Gross Income per SqFt	\$21.00	\$26.90	\$19.47
Full Market Value	\$1,509,999	\$5,810,000	\$871,000
Market Value per SqFt	\$91.00	\$129.00	\$45.60
Distance from Condominium in miles		0.85	0.75

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02230-7505	3-02183-0058	3-02132-0016
<b>Condominium Section</b>	1196-R1		
<b>Address</b>	5 LYNCH STREET	189 ROSS STREET	158 BROADWAY
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	11	35	13
<b>Year Built</b>	2004	1925	2002
<b>Gross SqFt</b>	32,400	25,800	24,949
<b>Estimated Gross Income</b>	\$523,908	\$390,959	\$378,406
<b>Gross Income per SqFt</b>	\$16.17	\$15.15	\$15.17
<b>Full Market Value</b>	\$2,070,000	\$1,120,000	\$1,500,000
<b>Market Value per SqFt</b>	\$64.00	\$43.40	\$60.00
<b>Distance from Condominium in miles</b>		0.45	0.70

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02234-7501	3-02114-0023	3-02044-0064
<b>Condominium Section</b>	378-R2		
<b>Address</b>	210 LYNCH STREET	686 FULTON STREET	100 ADELPHI STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	FORT GREENE	FORT GREENE
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	21	47	48
<b>Year Built</b>	1990	1907	1900
<b>Gross SqFt</b>	38,358	36,047	37,580
<b>Estimated Gross Income</b>	\$652,086	\$931,055	\$570,541
<b>Gross Income per SqFt</b>	\$17.00	\$25.80	\$15.18
<b>Full Market Value</b>	\$2,580,001	\$4,040,000	\$2,260,000
<b>Market Value per SqFt</b>	\$67.00	\$112.00	\$60.00
<b>Distance from Condominium in miles</b>		1.80	1.35

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02234-7502	3-02157-0037	3-02450-0029
<b>Condominium Section</b>	885-R1		
<b>Address</b>	262 HEYWARD STREET	77 DIVISION AVENUE	373 SOUTH 5 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	35	30
<b>Year Built</b>	1999	1915	1912
<b>Gross SqFt</b>	25,904	25,500	24,543
<b>Estimated Gross Income</b>	\$357,475	\$360,061	\$330,692
<b>Gross Income per SqFt</b>	\$13.80	\$14.12	\$13.47
<b>Full Market Value</b>	\$1,300,008	\$1,310,000	\$1,210,000
<b>Market Value per SqFt</b>	\$50.00	\$51.00	\$49.30
<b>Distance from Condominium in miles</b>		0.75	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02237-7511	3-02132-0016	3-02183-0058
Condominium Section	893-R1		
Address	118 HARRISON AVENUE	158 BROADWAY	189 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	13	35
Year Built	2001	2002	1925
Gross SqFt	26,819	24,949	25,800
Estimated Gross Income	\$375,466	\$378,406	\$390,959
Gross Income per SqFt	\$14.00	\$15.17	\$15.15
Full Market Value	\$1,370,000	\$1,500,000	\$1,120,000
Market Value per SqFt	\$51.00	\$60.00	\$43.40
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02238-7504	3-02396-0001	3-02732-0005
Condominium Section	1376-R1		
Address	532 BROADWAY	318 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	35	33	25
Year Built	0	1920	1920
Gross SqFt	61,764	45,000	32,532
Estimated Gross Income	\$1,482,336	\$1,212,367	\$896,436
Gross Income per SqFt	\$24.00	\$26.90	\$27.60
Full Market Value	\$6,440,010	\$5,810,000	\$4,290,000
Market Value per SqFt	\$104.00	\$129.00	\$132.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7507	3-02130-0017	3-02424-0016
Condominium Section	1019-R1		
Address	51 LORIMER STREET	84 BROADWAY	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	25	24
Year Built	2003	1920	1915
Gross SqFt	21,020	26,631	23,000
Estimated Gross Income	\$415,145	\$535,063	\$371,900
Gross Income per SqFt	\$19.75	\$20.09	\$16.17
Full Market Value	\$1,799,999	\$2,320,000	\$871,000
Market Value per SqFt	\$86.00	\$87.00	\$37.90
Distance from Condominium in miles		0.95	0.60

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7509	3-02130-0017	3-02424-0016
Condominium Section	1018-R1		
Address	57 LORIMER STREET	84 BROADWAY	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	25	24
Year Built	0	1920	1915
Gross SqFt	24,787	26,631	23,000
Estimated Gross Income	\$439,969	\$535,063	\$371,900
Gross Income per SqFt	\$17.75	\$20.09	\$16.17
Full Market Value	\$1,739,996	\$2,320,000	\$871,000
Market Value per SqFt	\$70.00	\$87.00	\$37.90
Distance from Condominium in miles		0.95	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7511	3-02183-0058	
Condominium Section	1182-R1		
Address	40 MIDDLETON STREET	189 ROSS STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	12	35	
Year Built	2002	1925	
Gross SqFt	27,648	25,800	
Estimated Gross Income	\$387,072	\$390,959	
Gross Income per SqFt	\$14.00	\$15.15	
Full Market Value	\$1,410,001	\$1,120,000	
Market Value per SqFt	\$51.00	\$43.40	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7516	3-03063-0017	3-02183-0058
Condominium Section	1137-R1		
Address	5 UNKNOWN	258 BUSHWICK AVENUE	189 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	22	35
Year Built	2002	1930	1925
Gross SqFt	28,727	27,000	25,800
Estimated Gross Income	\$488,359	\$492,600	\$390,959
Gross Income per SqFt	\$17.00	\$18.24	\$15.15
Full Market Value	\$1,930,000	\$1,950,000	\$1,120,000
Market Value per SqFt	\$67.00	\$72.00	\$43.40
Distance from Condominium in miles		0.80	0.50

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02240-7518	3-03044-0026	3-03044-0029
<b>Condominium Section</b>	1104-R1		
<b>Address</b>	13 LORIMER STREET	171 MESEROLE STREET	165 MESEROLE STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
<b>Building Classification</b>	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	12	39	39
<b>Year Built</b>	2003	1930	1930
<b>Gross SqFt</b>	16,524	17,240	17,460
<b>Estimated Gross Income</b>	\$352,800	\$386,541	\$386,540
<b>Gross Income per SqFt</b>	\$21.35	\$22.42	\$22.14
<b>Full Market Value</b>	\$1,530,000	\$1,680,000	\$1,680,000
<b>Market Value per SqFt</b>	\$93.00	\$97.00	\$96.00
<b>Distance from Condominium in miles</b>		0.75	0.75

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02241-7528	3-02413-0031	3-02424-0016
<b>Condominium Section</b>	1235-R1		
<b>Address</b>	115 LORIMER STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	22	24
<b>Year Built</b>	2004	1915	1915
<b>Gross SqFt</b>	25,452	20,295	23,000
<b>Estimated Gross Income</b>	\$432,684	\$340,909	\$371,900
<b>Gross Income per SqFt</b>	\$17.00	\$16.80	\$16.17
<b>Full Market Value</b>	\$1,710,000	\$798,000	\$871,000
<b>Market Value per SqFt</b>	\$67.00	\$39.30	\$37.90
<b>Distance from Condominium in miles</b>		0.50	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02241-7529	3-02413-0031	3-02424-0016
<b>Condominium Section</b>	1237-R1		
<b>Address</b>	119 LORIMER STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	22	24
<b>Year Built</b>	2004	1915	1915
<b>Gross SqFt</b>	26,950	20,295	23,000
<b>Estimated Gross Income</b>	\$458,150	\$340,909	\$371,900
<b>Gross Income per SqFt</b>	\$17.00	\$16.80	\$16.17
<b>Full Market Value</b>	\$1,809,998	\$798,000	\$871,000
<b>Market Value per SqFt</b>	\$67.00	\$39.30	\$37.90
<b>Distance from Condominium in miles</b>		0.50	0.50

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7530	3-02413-0031	3-02424-0016
Condominium Section	1242-R1		
Address	146 MIDDLETON STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	24
Year Built	2004	1915	1915
Gross SqFt	23,692	20,295	23,000
Estimated Gross Income	\$383,099	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,519,996	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7531	3-02413-0031	3-02424-0016
Condominium Section	1246-R1		
Address	150 MIDDLETON STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	24
Year Built	2004	1915	1915
Gross SqFt	25,452	20,295	23,000
Estimated Gross Income	\$411,558	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,630,003	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02242-7503	3-02789-0011	
Condominium Section	1815-R1		
Address	218 MIDDLETON STREET	740 GRAND STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	18	27	
Year Built	2005	1920	
Gross SqFt	32,189	48,000	
Estimated Gross Income	\$557,835	\$848,025	
Gross Income per SqFt	\$17.33	\$17.67	
Full Market Value	\$2,210,003	\$3,360,000	
Market Value per SqFt	\$69.00	\$70.00	
Distance from Condominium in miles		0.60	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02244-7501	3-02488-0001	3-02789-0011
Condominium Section	663-R1		
Address	2 LEE AVENUE	1092 MANHATTAN AVENUE	740 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	C1-WALK-UP	D5-ELEVATOR
Total Units	115	26	27
Year Built	1998	1931	1920
Gross SqFt	200,632	19,500	48,000
Estimated Gross Income	\$3,310,428	\$476,808	\$848,025
Gross Income per SqFt	\$16.50	\$24.45	\$17.67
Full Market Value	\$13,100,031	\$2,070,000	\$3,360,000
Market Value per SqFt	\$65.00	\$106.00	\$70.00
Distance from Condominium in miles		2.45	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02250-7501	3-03232-0074	
Condominium Section	873-R1		
Address	165 HARRISON AVENUE	1251 DE KALB AVENUE	
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	32	28	
Year Built	2000	2005	
Gross SqFt	39,000	21,240	
Estimated Gross Income	\$828,750	\$484,272	
Gross Income per SqFt	\$21.25	\$22.80	
Full Market Value	\$3,600,000	\$2,100,000	
Market Value per SqFt	\$92.00	\$99.00	
Distance from Condominium in miles		1.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7502	3-02235-0039	3-02418-0040
Condominium Section	1699-R1		
Address	37 THROOP AVENUE	232 LEE AVENUE	145 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	18	14	66
Year Built	2006	1931	2005
Gross SqFt	23,938	26,070	59,983
Estimated Gross Income	\$550,574	\$550,468	\$1,600,166
Gross Income per SqFt	\$23.00	\$21.11	\$26.70
Full Market Value	\$2,449,996	\$2,390,000	\$3,750,000
Market Value per SqFt	\$102.00	\$92.00	\$63.00
Distance from Condominium in miles		0.50	1.00

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7503	3-03232-0074	3-02732-0005
Condominium Section	1705-R1		
Address	41 THROOP AVENUE	1251 DE KALB AVENUE	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	17	28	25
Year Built	2006	2005	1920
Gross SqFt	22,389	21,240	32,532
Estimated Gross Income	\$537,336	\$484,272	\$896,436
Gross Income per SqFt	\$24.00	\$22.80	\$27.60
Full Market Value	\$2,329,988	\$2,100,000	\$4,290,000
Market Value per SqFt	\$104.00	\$99.00	\$132.00
Distance from Condominium in miles		1.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7504	3-03232-0074	3-02732-0005
Condominium Section	1704-R1		
Address	33 THROOP AVENUE	1251 DE KALB AVENUE	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	13	28	25
Year Built	2006	2005	1920
Gross SqFt	20,004	21,240	32,532
Estimated Gross Income	\$480,096	\$484,272	\$896,436
Gross Income per SqFt	\$24.00	\$22.80	\$27.60
Full Market Value	\$2,080,010	\$2,100,000	\$4,290,000
Market Value per SqFt	\$104.00	\$99.00	\$132.00
Distance from Condominium in miles		1.15	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02260-7501	3-02183-0058	3-02132-0016
Condominium Section	1099-R1		
Address	760 KENT AVENUE	189 ROSS STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	33	35	13
Year Built	2004	1925	2002
Gross SqFt	40,200	25,800	24,949
Estimated Gross Income	\$609,030	\$390,959	\$378,406
Gross Income per SqFt	\$15.15	\$15.15	\$15.17
Full Market Value	\$2,409,998	\$1,120,000	\$1,500,000
Market Value per SqFt	\$60.00	\$43.40	\$60.00
Distance from Condominium in miles		0.55	0.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7503	3-02413-0031	3-02424-0016
Condominium Section	1355-R1		
Address	132 WALLABOUT STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,331	20,295	23,000
Estimated Gross Income	\$393,432	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,560,000	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7504	3-02413-0031	3-02424-0016
Condominium Section	1354-R1		
Address	136 WALLABOUT STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,331	20,295	23,000
Estimated Gross Income	\$393,432	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,560,000	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7505	3-02413-0031	3-02424-0016
Condominium Section	1356-R1		
Address	429 FLUSHING AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,635	20,295	23,000
Estimated Gross Income	\$398,347	\$340,909	\$371,900
Gross Income per SqFt	\$16.17	\$16.80	\$16.17
Full Market Value	\$1,580,002	\$798,000	\$871,000
Market Value per SqFt	\$64.00	\$39.30	\$37.90
Distance from Condominium in miles		0.80	0.75

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02262-7506	3-03063-0017	3-02789-0011
<b>Condominium Section</b>	1350-R1		
<b>Address</b>	417 FLUSHING AVENUE	258 BUSHWICK AVENUE	740 GRAND STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
<b>Total Units</b>	16	22	27
<b>Year Built</b>	2004	1930	1920
<b>Gross SqFt</b>	16,303	27,000	48,000
<b>Estimated Gross Income</b>	\$342,363	\$492,600	\$848,025
<b>Gross Income per SqFt</b>	\$21.00	\$18.24	\$17.67
<b>Full Market Value</b>	\$1,490,007	\$1,950,000	\$3,360,000
<b>Market Value per SqFt</b>	\$91.00	\$72.00	\$70.00
<b>Distance from Condominium in miles</b>		1.05	1.15

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02262-7507	3-02396-0001	3-02413-0028
<b>Condominium Section</b>	1352-R1		
<b>Address</b>	730 BEDFORD AVENUE	318 GRAND STREET	393 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	13	33	21
<b>Year Built</b>	2004	1920	1915
<b>Gross SqFt</b>	14,998	45,000	14,059
<b>Estimated Gross Income</b>	\$329,956	\$1,212,367	\$201,086
<b>Gross Income per SqFt</b>	\$22.00	\$26.90	\$14.30
<b>Full Market Value</b>	\$1,430,000	\$5,810,000	\$753,000
<b>Market Value per SqFt</b>	\$95.00	\$129.00	\$54.00
<b>Distance from Condominium in miles</b>		0.90	0.80

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02262-7508	3-02413-0031	3-02424-0016
<b>Condominium Section</b>	1567-R1		
<b>Address</b>	405 FLUSHING AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	27	22	24
<b>Year Built</b>	2006	1915	1915
<b>Gross SqFt</b>	39,038	20,295	23,000
<b>Estimated Gross Income</b>	\$631,244	\$340,909	\$371,900
<b>Gross Income per SqFt</b>	\$16.17	\$16.80	\$16.17
<b>Full Market Value</b>	\$2,500,003	\$798,000	\$871,000
<b>Market Value per SqFt</b>	\$64.00	\$39.30	\$37.90
<b>Distance from Condominium in miles</b>		0.80	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7502	3-02593-0022	3-02132-0016
Condominium Section	1201-R1		
Address	713 BEDFORD AVENUE	114 CALYER STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	11	13
Year Built	2004	2005	2002
Gross SqFt	20,148	16,000	24,949
Estimated Gross Income	\$282,072	\$236,982	\$378,406
Gross Income per SqFt	\$14.00	\$14.81	\$15.17
Full Market Value	\$1,029,996	\$865,000	\$1,500,000
Market Value per SqFt	\$51.00	\$54.00	\$60.00
Distance from Condominium in miles		1.90	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7503	3-02147-0021	3-02132-0016
Condominium Section	1202-R1		
Address	717 BEDFORD AVENUE	142 SOUTH 9 STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	41	13
Year Built	2002	1915	2002
Gross SqFt	20,931	29,340	24,949
Estimated Gross Income	\$313,965	\$241,459	\$378,406
Gross Income per SqFt	\$15.00	\$8.23	\$15.17
Full Market Value	\$1,150,002	\$623,000	\$1,500,000
Market Value per SqFt	\$55.00	\$21.23	\$60.00
Distance from Condominium in miles		0.75	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7504	3-02593-0022	3-02412-0033
Condominium Section	1203-R1		
Address	721 BEDFORD AVENUE	114 CALYER STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	12	11	24
Year Built	2002	2005	1919
Gross SqFt	15,840	16,000	19,104
Estimated Gross Income	\$273,240	\$236,982	\$371,901
Gross Income per SqFt	\$17.25	\$14.81	\$19.47
Full Market Value	\$1,080,000	\$865,000	\$871,000
Market Value per SqFt	\$68.00	\$54.00	\$45.60
Distance from Condominium in miles		1.90	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7504	3-02183-0058	3-02132-0016
Condominium Section	699-R1		
Address	254 WALLABOUT STREET	189 ROSS STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	19	35	13
Year Built	1931	1925	2002
Gross SqFt	40,294	25,800	24,949
Estimated Gross Income	\$592,321	\$390,959	\$378,406
Gross Income per SqFt	\$14.70	\$15.15	\$15.17
Full Market Value	\$2,160,004	\$1,120,000	\$1,500,000
Market Value per SqFt	\$54.00	\$43.40	\$60.00
Distance from Condominium in miles		0.60	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7507	3-03232-0074	
Condominium Section	878-R1		
Address	248 WALLABOUT STREET	1251 DE KALB AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BUSHWICK	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	28	28	
Year Built	2001	2005	
Gross SqFt	38,600	21,240	
Estimated Gross Income	\$880,080	\$484,272	
Gross Income per SqFt	\$22.80	\$22.80	
Full Market Value	\$3,820,000	\$2,100,000	
Market Value per SqFt	\$99.00	\$99.00	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7508	3-02396-0001	3-02130-0017
Condominium Section	939-R1		
Address	547 FLUSHING AVENUE	318 GRAND STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	33	25
Year Built	2001	1920	1920
Gross SqFt	16,637	45,000	26,631
Estimated Gross Income	\$349,377	\$1,212,367	\$535,063
Gross Income per SqFt	\$21.00	\$26.90	\$20.09
Full Market Value	\$1,520,000	\$5,810,000	\$2,320,000
Market Value per SqFt	\$91.00	\$129.00	\$87.00
Distance from Condominium in miles		0.90	1.05

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7509	3-02396-0001	3-02130-0017
Condominium Section	940-R1		
Address	543 FLUSHING AVENUE	318 GRAND STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	33	25
Year Built	2001	1920	1920
Gross SqFt	16,637	45,000	26,631
Estimated Gross Income	\$349,377	\$1,212,367	\$535,063
Gross Income per SqFt	\$21.00	\$26.90	\$20.09
Full Market Value	\$1,520,000	\$5,810,000	\$2,320,000
Market Value per SqFt	\$91.00	\$129.00	\$87.00
Distance from Condominium in miles		0.90	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7510	3-02396-0001	3-02130-0017
Condominium Section	941-R1		
Address	551 FLUSHING AVENUE	318 GRAND STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	33	25
Year Built	2003	1920	1920
Gross SqFt	16,637	45,000	26,631
Estimated Gross Income	\$349,377	\$1,212,367	\$535,063
Gross Income per SqFt	\$21.00	\$26.90	\$20.09
Full Market Value	\$1,520,002	\$5,810,000	\$2,320,000
Market Value per SqFt	\$91.00	\$129.00	\$87.00
Distance from Condominium in miles		0.90	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7511	3-02396-0001	3-02130-0017
Condominium Section	942-R1		
Address	555 FLUSHING AVENUE	318 GRAND STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	33	25
Year Built	0	1920	1920
Gross SqFt	16,648	45,000	26,631
Estimated Gross Income	\$349,608	\$1,212,367	\$535,063
Gross Income per SqFt	\$21.00	\$26.90	\$20.09
Full Market Value	\$1,519,998	\$5,810,000	\$2,320,000
Market Value per SqFt	\$91.00	\$129.00	\$87.00
Distance from Condominium in miles		0.90	1.05

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02264-7512	3-02396-0001	3-02412-0033
<b>Condominium Section</b>	949-R1		
<b>Address</b>	559 FLUSHING AVENUE	318 GRAND STREET	355 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	14	33	24
<b>Year Built</b>	2002	1920	1919
<b>Gross SqFt</b>	14,000	45,000	19,104
<b>Estimated Gross Income</b>	\$294,000	\$1,212,367	\$371,901
<b>Gross Income per SqFt</b>	\$21.00	\$26.90	\$19.47
<b>Full Market Value</b>	\$1,279,998	\$5,810,000	\$871,000
<b>Market Value per SqFt</b>	\$91.00	\$129.00	\$45.60
<b>Distance from Condominium in miles</b>		0.90	0.70

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02264-7513	3-02130-0017	3-02396-0001
<b>Condominium Section</b>	1284-R1		
<b>Address</b>	282 WALLABOUT STREET	84 BROADWAY	318 GRAND STREET
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	28	25	33
<b>Year Built</b>	2003	1920	1920
<b>Gross SqFt</b>	45,000	26,631	45,000
<b>Estimated Gross Income</b>	\$945,000	\$535,063	\$1,212,367
<b>Gross Income per SqFt</b>	\$21.00	\$20.09	\$26.90
<b>Full Market Value</b>	\$4,099,994	\$2,320,000	\$5,810,000
<b>Market Value per SqFt</b>	\$91.00	\$87.00	\$129.00
<b>Distance from Condominium in miles</b>		1.05	0.90

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02264-7514	3-02789-0011	
<b>Condominium Section</b>	1283-R1		
<b>Address</b>	274 WALLABOUT STREET	740 GRAND STREET	
<b>Neighborhood</b>	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	
<b>Building Classification</b>	R4-ELEVATOR	D5-ELEVATOR	
<b>Total Units</b>	28	27	
<b>Year Built</b>	2005	1920	
<b>Gross SqFt</b>	32,854	48,000	
<b>Estimated Gross Income</b>	\$660,036	\$848,025	
<b>Gross Income per SqFt</b>	\$20.09	\$17.67	
<b>Full Market Value</b>	\$2,870,002	\$3,360,000	
<b>Market Value per SqFt</b>	\$87.00	\$70.00	
<b>Distance from Condominium in miles</b>		0.90	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7515	3-02789-0011	
Condominium Section	1313-R1		
Address	298 WALLABOUT STREET	740 GRAND STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	20	27	
Year Built	2005	1920	
Gross SqFt	32,291	48,000	
Estimated Gross Income	\$648,726	\$848,025	
Gross Income per SqFt	\$20.09	\$17.67	
Full Market Value	\$2,819,996	\$3,360,000	
Market Value per SqFt	\$87.00	\$70.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7518	3-02789-0011	
Condominium Section	1287-R1		
Address	268 WALLABOUT STREET	740 GRAND STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	28	27	
Year Built	2005	1920	
Gross SqFt	32,523	48,000	
Estimated Gross Income	\$653,387	\$848,025	
Gross Income per SqFt	\$20.09	\$17.67	
Full Market Value	\$2,840,000	\$3,360,000	
Market Value per SqFt	\$87.00	\$70.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7520	3-03063-0017	3-02789-0011
Condominium Section	1337-R1		
Address	593 FLUSHING AVENUE	258 BUSHWICK AVENUE	740 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	14	22	27
Year Built	2005	1930	1920
Gross SqFt	17,940	27,000	48,000
Estimated Gross Income	\$376,740	\$492,600	\$848,025
Gross Income per SqFt	\$21.00	\$18.24	\$17.67
Full Market Value	\$1,639,998	\$1,950,000	\$3,360,000
Market Value per SqFt	\$91.00	\$72.00	\$70.00
Distance from Condominium in miles		0.75	0.90

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7521	3-02789-0011	
Condominium Section	1336-R1		
Address	290 WALLABOUT STREET	740 GRAND STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	28	27	
Year Built	2005	1920	
Gross SqFt	38,717	48,000	
Estimated Gross Income	\$777,824	\$848,025	
Gross Income per SqFt	\$20.09	\$17.67	
Full Market Value	\$3,360,000	\$3,360,000	
Market Value per SqFt	\$87.00	\$70.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7501	3-02183-0058	3-02132-0016
Condominium Section	807-R1		
Address	111 GERRY STREET	189 ROSS STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	25	35	13
Year Built	2001	1925	2002
Gross SqFt	43,571	25,800	24,949
Estimated Gross Income	\$660,100	\$390,959	\$378,406
Gross Income per SqFt	\$15.15	\$15.15	\$15.17
Full Market Value	\$2,610,015	\$1,120,000	\$1,500,000
Market Value per SqFt	\$60.00	\$43.40	\$60.00
Distance from Condominium in miles		0.75	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7502	3-03063-0017	3-02183-0058
Condominium Section	983-R1		
Address	59 THROOP AVENUE	258 BUSHWICK AVENUE	189 ROSS STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	15	22	35
Year Built	2002	1930	1925
Gross SqFt	21,000	27,000	25,800
Estimated Gross Income	\$383,040	\$492,600	\$390,959
Gross Income per SqFt	\$18.24	\$18.24	\$15.15
Full Market Value	\$1,520,008	\$1,950,000	\$1,120,000
Market Value per SqFt	\$72.00	\$72.00	\$43.40
Distance from Condominium in miles		0.40	0.75

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7503	3-02130-0017	3-03232-0074
Condominium Section	1027-R1		
Address	49 THROOP AVENUE	84 BROADWAY	1251 DE KALB AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	BUSHWICK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	26	25	28
Year Built	2000	1920	2005
Gross SqFt	40,232	26,631	21,240
Estimated Gross Income	\$766,419	\$535,063	\$484,272
Gross Income per SqFt	\$19.05	\$20.09	\$22.80
Full Market Value	\$3,330,002	\$2,320,000	\$2,100,000
Market Value per SqFt	\$83.00	\$87.00	\$99.00
Distance from Condominium in miles		1.15	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02297-7501	3-02310-0004	3-02396-0001
Condominium Section	1426-R1		
Address	55 BERRY STREET	84 NORTH 9 STREET	318 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	45	42	33
Year Built	1900	1910	1920
Gross SqFt	51,213	48,980	45,000
Estimated Gross Income	\$1,126,686	\$1,278,748	\$1,212,367
Gross Income per SqFt	\$22.00	\$26.10	\$26.90
Full Market Value	\$3,308,316	\$5,550,000	\$5,810,000
Market Value per SqFt	\$65.00	\$113.00	\$129.00
Distance from Condominium in miles		0.15	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02298-7501	3-02789-0011	3-02732-0005
Condominium Section	1935-R1		
Address	170 WEST 11 STREET	740 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	28	27	25
Year Built	2006	1920	1920
Gross SqFt	24,885	48,000	32,532
Estimated Gross Income	\$597,240	\$848,025	\$896,436
Gross Income per SqFt	\$24.00	\$17.67	\$27.60
Full Market Value	\$2,590,006	\$3,360,000	\$4,290,000
Market Value per SqFt	\$104.00	\$70.00	\$132.00
Distance from Condominium in miles		0.85	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02340-7501	3-00236-0103	3-00237-0054
Condominium Section	1979-R1		
Address	1 NORTH PIER	52 CLARK STREET	25 MONROE PLACE
Neighborhood	WILLIAMSBURG-NORTH	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	181	142	67
Year Built	2007	1928	1938
Gross SqFt	206,621	79,460	60,720
Estimated Gross Income	\$4,958,904	\$2,280,583	\$1,666,625
Gross Income per SqFt	\$24.00	\$28.70	\$27.40
Full Market Value	\$21,499,963	\$10,900,000	\$7,980,000
Market Value per SqFt	\$104.00	\$137.00	\$131.00
Distance from Condominium in miles		2.20	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02350-7501	3-02396-0001	3-02789-0011
Condominium Section	1782-R1		
Address	85 NORTH 3 STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	63	33	27
Year Built	1910	1920	1920
Gross SqFt	106,840	45,000	48,000
Estimated Gross Income	\$2,457,320	\$1,212,367	\$848,025
Gross Income per SqFt	\$23.00	\$26.90	\$17.67
Full Market Value	\$10,700,002	\$5,810,000	\$3,360,000
Market Value per SqFt	\$100.00	\$129.00	\$70.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02383-7501	3-02421-0018	3-02310-0004
Condominium Section	934-R1		
Address	98 HAVEMEYER STREET	286 SOUTH 2 STREET	84 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R2-WALK-UP	D9-ELEVATOR	C1-WALK-UP
Total Units	24	36	42
Year Built	0	1910	1910
Gross SqFt	28,440	26,532	48,980
Estimated Gross Income	\$504,810	\$502,650	\$1,278,748
Gross Income per SqFt	\$17.75	\$18.95	\$26.10
Full Market Value	\$2,000,002	\$1,990,000	\$5,550,000
Market Value per SqFt	\$70.00	\$75.00	\$113.00
Distance from Condominium in miles		0.15	0.45

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02403-7501	3-01979-0015	3-01948-0042
<b>Condominium Section</b>	861-R1		
<b>Address</b>	330 WYTHE AVENUE	475 WASHINGTON AVENUE	83 CLIFTON PLACE
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	CLINTON HILL	CLINTON HILL
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	74	47	40
<b>Year Built</b>	1914	1931	1939
<b>Gross SqFt</b>	126,785	63,450	57,937
<b>Estimated Gross Income</b>	\$1,813,025	\$1,027,993	\$833,508
<b>Gross Income per SqFt</b>	\$14.30	\$16.20	\$14.39
<b>Full Market Value</b>	\$6,619,999	\$4,070,000	\$3,040,000
<b>Market Value per SqFt</b>	\$52.00	\$64.00	\$52.00
<b>Distance from Condominium in miles</b>		2.15	1.85

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02406-7501	3-02413-0031	3-02424-0016
<b>Condominium Section</b>	1098-R1		
<b>Address</b>	299 BEDFORD AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	32	22	24
<b>Year Built</b>	2003	1915	1915
<b>Gross SqFt</b>	36,768	20,295	23,000
<b>Estimated Gross Income</b>	\$594,538	\$340,909	\$371,900
<b>Gross Income per SqFt</b>	\$16.17	\$16.80	\$16.17
<b>Full Market Value</b>	\$2,350,003	\$798,000	\$871,000
<b>Market Value per SqFt</b>	\$64.00	\$39.30	\$37.90
<b>Distance from Condominium in miles</b>		0.55	0.50

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02408-7501	3-02789-0011	3-02130-0017
<b>Condominium Section</b>	1047-R1		
<b>Address</b>	236 SOUTH 1 STREET	740 GRAND STREET	84 BROADWAY
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	16	27	25
<b>Year Built</b>	2002	1920	1920
<b>Gross SqFt</b>	17,766	48,000	26,631
<b>Estimated Gross Income</b>	\$355,320	\$848,025	\$535,063
<b>Gross Income per SqFt</b>	\$20.00	\$17.67	\$20.09
<b>Full Market Value</b>	\$1,540,002	\$3,360,000	\$2,320,000
<b>Market Value per SqFt</b>	\$87.00	\$70.00	\$87.00
<b>Distance from Condominium in miles</b>		0.80	0.45

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02408-7502	3-02433-0018	3-02409-0008
<b>Condominium Section</b>	1382-R1		
<b>Address</b>	241 SOUTH 2 STREET	228 SOUTH 3 STREET	260 SOUTH 1 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
<b>Total Units</b>	15	30	24
<b>Year Built</b>	0	1920	1915
<b>Gross SqFt</b>	15,000	19,422	15,836
<b>Estimated Gross Income</b>	\$251,250	\$302,080	\$298,043
<b>Gross Income per SqFt</b>	\$16.75	\$15.55	\$18.82
<b>Full Market Value</b>	\$993,994	\$1,200,000	\$1,180,000
<b>Market Value per SqFt</b>	\$66.00	\$62.00	\$75.00
<b>Distance from Condominium in miles</b>		0.10	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02408-7503	3-02409-0003	3-02424-0009
<b>Condominium Section</b>	1821-R1		
<b>Address</b>	242 SOUTH 1 STREET	252 SOUTH 1 STREET	358 SOUTH 2 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	23	23	27
<b>Year Built</b>	1911	1920	1920
<b>Gross SqFt</b>	24,306	6,000	19,000
<b>Estimated Gross Income</b>	\$413,931	\$100,200	\$388,485
<b>Gross Income per SqFt</b>	\$17.03	\$16.70	\$20.45
<b>Full Market Value</b>	\$2,352,967	\$397,000	\$909,000
<b>Market Value per SqFt</b>	\$97.00	\$66.00	\$47.80
<b>Distance from Condominium in miles</b>		0.10	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02417-7501	3-02411-0017	3-02139-0014
<b>Condominium Section</b>	1383-R1		
<b>Address</b>	120 SOUTH 2 STREET	326 SOUTH 1 STREET	190 SOUTH 8 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
<b>Total Units</b>	17	35	41
<b>Year Built</b>	2004	1913	1917
<b>Gross SqFt</b>	23,760	24,066	25,924
<b>Estimated Gross Income</b>	\$528,660	\$542,640	\$491,640
<b>Gross Income per SqFt</b>	\$22.25	\$22.55	\$18.96
<b>Full Market Value</b>	\$2,300,001	\$2,360,000	\$1,950,000
<b>Market Value per SqFt</b>	\$97.00	\$98.00	\$75.00
<b>Distance from Condominium in miles</b>		0.50	0.30

**BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02446-7501	3-02434-0006	3-02411-0017
<b>Condominium Section</b>	1389-R1		
<b>Address</b>	180 SOUTH 4 STREET	242 SOUTH 3 STREET	326 SOUTH 1 STREET
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
<b>Total Units</b>	11	30	35
<b>Year Built</b>	0	1912	1913
<b>Gross SqFt</b>	17,235	19,890	24,066
<b>Estimated Gross Income</b>	\$344,700	\$417,348	\$542,640
<b>Gross Income per SqFt</b>	\$20.00	\$20.98	\$22.55
<b>Full Market Value</b>	\$1,499,998	\$1,810,000	\$2,360,000
<b>Market Value per SqFt</b>	\$87.00	\$91.00	\$98.00
<b>Distance from Condominium in miles</b>		0.15	0.30

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02469-7501	3-02413-0028	3-02130-0017
<b>Condominium Section</b>	1544-R1		
<b>Address</b>	24 DUNHAM PLACE	393 SOUTH 2 STREET	84 BROADWAY
<b>Neighborhood</b>	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
<b>Building Classification</b>	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	14	21	25
<b>Year Built</b>	0	1915	1920
<b>Gross SqFt</b>	13,881	14,059	26,631
<b>Estimated Gross Income</b>	\$381,033	\$201,086	\$535,063
<b>Gross Income per SqFt</b>	\$27.40	\$14.30	\$20.09
<b>Full Market Value</b>	\$1,830,000	\$753,000	\$2,320,000
<b>Market Value per SqFt</b>	\$132.00	\$54.00	\$87.00
<b>Distance from Condominium in miles</b>		0.80	0.10

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-02511-7501	3-02494-0026	3-02488-0001
<b>Condominium Section</b>	1345-R1		
<b>Address</b>	61 GREEN STREET	233 FRANKLIN STREET	1092 MANHATTAN AVENUE
<b>Neighborhood</b>	GREENPOINT	GREENPOINT	GREENPOINT
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	15	20	26
<b>Year Built</b>	2005	1920	1931
<b>Gross SqFt</b>	27,666	27,309	19,500
<b>Estimated Gross Income</b>	\$487,198	\$575,966	\$476,808
<b>Gross Income per SqFt</b>	\$17.61	\$21.09	\$24.45
<b>Full Market Value</b>	\$1,930,000	\$2,500,000	\$2,070,000
<b>Market Value per SqFt</b>	\$70.00	\$92.00	\$106.00
<b>Distance from Condominium in miles</b>		0.10	0.30

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02521-7501	3-02488-0001	
Condominium Section	1144-R1		
Address	82 ,84,86,88 GREEN STREET	1092 MANHATTAN AVENUE	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	26	
Year Built	2001	1931	
Gross SqFt	19,238	19,500	
Estimated Gross Income	\$379,950	\$476,808	
Gross Income per SqFt	\$19.75	\$24.45	
Full Market Value	\$1,649,996	\$2,070,000	
Market Value per SqFt	\$86.00	\$106.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02618-7501	3-02495-0042	3-02488-0001
Condominium Section	379-R1		
Address	86 MESEROLE AVENUE	1085 MANHATTAN AVENUE	1092 MANHATTAN AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	12	26
Year Built	1910	1931	1931
Gross SqFt	13,686	13,250	19,500
Estimated Gross Income	\$229,240	\$226,245	\$476,808
Gross Income per SqFt	\$16.75	\$17.08	\$24.45
Full Market Value	\$907,000	\$530,000	\$2,070,000
Market Value per SqFt	\$66.00	\$40.00	\$106.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02697-7501	3-02732-0005	3-02789-0011
Condominium Section	1652-R1		
Address	297 DRIGGS AVENUE	68 RICHARDSON STREET	740 GRAND STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	14	25	27
Year Built	2007	1920	1920
Gross SqFt	9,084	32,532	48,000
Estimated Gross Income	\$201,600	\$896,436	\$848,025
Gross Income per SqFt	\$22.19	\$27.60	\$17.67
Full Market Value	\$409,997	\$4,290,000	\$3,360,000
Market Value per SqFt	\$45.10	\$132.00	\$70.00
Distance from Condominium in miles		0.30	0.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02698-7501	3-02494-0026	3-02488-0001
Condominium Section	1455-R1		
Address	49 ENGERT AVENUE	233 FRANKLIN STREET	1092 MANHATTAN AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	26
Year Built	2005	1920	1931
Gross SqFt	30,886	27,309	19,500
Estimated Gross Income	\$651,385	\$575,966	\$476,808
Gross Income per SqFt	\$21.09	\$21.09	\$24.45
Full Market Value	\$2,830,002	\$2,500,000	\$2,070,000
Market Value per SqFt	\$92.00	\$92.00	\$106.00
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02703-7501	3-02147-0021	3-02132-0016
Condominium Section	1205-R1		
Address	169 ENGERT AVENUE	142 SOUTH 9 STREET	158 BROADWAY
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	26	41	13
Year Built	0	1915	2002
Gross SqFt	23,450	29,340	24,949
Estimated Gross Income	\$425,852	\$241,459	\$378,406
Gross Income per SqFt	\$18.16	\$8.23	\$15.17
Full Market Value	\$1,689,999	\$623,000	\$1,500,000
Market Value per SqFt	\$72.00	\$21.23	\$60.00
Distance from Condominium in miles		1.45	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02713-7502	3-01162-0010	3-02014-0035
Condominium Section	2103-R1		
Address	84 ENGERT AVENUE	635 GRAND AVENUE	468 GRAND AVENUE
Neighborhood	GREENPOINT	CROWN HEIGHTS	CLINTON HILL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	0	1931	1930
Gross SqFt	19,916	6,924	13,900
Estimated Gross Income	\$372,429	\$144,528	\$258,242
Gross Income per SqFt	\$18.70	\$20.87	\$18.58
Full Market Value	\$1,469,996	\$628,000	\$1,020,000
Market Value per SqFt	\$74.00	\$91.00	\$73.00
Distance from Condominium in miles		3.20	2.80

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7501	3-02789-0011	3-03063-0017
Condominium Section	1549-R1		
Address	610 UNION AVENUE	740 GRAND STREET	258 BUSHWICK AVENUE
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	22	27	22
Year Built	2004	1920	1930
Gross SqFt	18,146	48,000	27,000
Estimated Gross Income	\$344,774	\$848,025	\$492,600
Gross Income per SqFt	\$19.00	\$17.67	\$18.24
Full Market Value	\$1,359,999	\$3,360,000	\$1,950,000
Market Value per SqFt	\$75.00	\$70.00	\$72.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7502	3-02130-0017	3-02421-0018
Condominium Section	1757-R1		
Address	30 BAYARD STREET	84 BROADWAY	286 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	51	25	36
Year Built	0	1920	1910
Gross SqFt	46,869	26,631	26,532
Estimated Gross Income	\$1,031,118	\$535,063	\$502,650
Gross Income per SqFt	\$22.00	\$20.09	\$18.95
Full Market Value	\$4,480,002	\$2,320,000	\$1,990,000
Market Value per SqFt	\$96.00	\$87.00	\$75.00
Distance from Condominium in miles		0.95	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7503	3-02789-0011	
Condominium Section	1971-R1		
Address	20 BAYARD STREET	740 GRAND STREET	
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	62	27	
Year Built	2005	1920	
Gross SqFt	82,265	48,000	
Estimated Gross Income	\$1,339,200	\$848,025	
Gross Income per SqFt	\$16.28	\$17.67	
Full Market Value	\$5,299,992	\$3,360,000	
Market Value per SqFt	\$64.00	\$70.00	
Distance from Condominium in miles		0.65	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02722-7501	3-02732-0005	3-02396-0001
Condominium Section	2021-R1		
Address	415 LEONARD STREET	68 RICHARDSON STREET	318 GRAND STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D7-ELEVATOR
Total Units	54	25	33
Year Built	2006	1920	1920
Gross SqFt	51,554	32,532	45,000
Estimated Gross Income	\$1,198,630	\$896,436	\$1,212,367
Gross Income per SqFt	\$23.25	\$27.60	\$26.90
Full Market Value	\$5,200,001	\$4,290,000	\$5,810,000
Market Value per SqFt	\$101.00	\$132.00	\$129.00
Distance from Condominium in miles		0.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02740-7501	3-02433-0018	3-02132-0016
Condominium Section	2010-R1		
Address	447 HUMBOLDT STREET	228 SOUTH 3 STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	30	13
Year Built	2005	1920	2002
Gross SqFt	13,677	19,422	24,949
Estimated Gross Income	\$229,089	\$302,080	\$378,406
Gross Income per SqFt	\$16.75	\$15.55	\$15.17
Full Market Value	\$906,997	\$1,200,000	\$1,500,000
Market Value per SqFt	\$66.00	\$62.00	\$60.00
Distance from Condominium in miles		0.90	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02749-7501	3-02790-0022	3-03063-0017
Condominium Section	1789-R1		
Address	364 MANHATTAN AVENUE	98 BUSHWICK AVENUE	258 BUSHWICK AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	C7-WALK-UP	D7-ELEVATOR
Total Units	21	12	22
Year Built	2007	1920	1930
Gross SqFt	25,438	7,296	27,000
Estimated Gross Income	\$381,570	\$178,228	\$492,600
Gross Income per SqFt	\$15.00	\$24.43	\$18.24
Full Market Value	\$1,390,001	\$774,000	\$1,950,000
Market Value per SqFt	\$55.00	\$106.00	\$72.00
Distance from Condominium in miles		0.40	0.70

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7502	3-03054-0016	
Condominium Section	1801-R1		
Address	59 CONSELYEA STREET	210 MESEROLE STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C4-WALK-UP	
Total Units	12	16	
Year Built	2005	1920	
Gross SqFt	5,405	10,000	
Estimated Gross Income	\$162,150	\$171,355	
Gross Income per SqFt	\$30.00	\$17.14	
Full Market Value	\$776,999	\$678,000	
Market Value per SqFt	\$144.00	\$68.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7503	3-03054-0016	
Condominium Section	1791-R1		
Address	63 CONSELYEA STREET	210 MESEROLE STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C4-WALK-UP	
Total Units	12	16	
Year Built	2005	1920	
Gross SqFt	7,247	10,000	
Estimated Gross Income	\$217,410	\$171,355	
Gross Income per SqFt	\$30.00	\$17.14	
Full Market Value	\$1,040,000	\$678,000	
Market Value per SqFt	\$144.00	\$68.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02782-7501	3-03044-0026	3-03032-0010
Condominium Section	1880-R1		
Address	134 POWERS STREET	171 MESEROLE STREET	60 STAGG STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	39	26
Year Built	2005	1930	1950
Gross SqFt	25,216	17,240	25,000
Estimated Gross Income	\$592,071	\$386,541	\$534,000
Gross Income per SqFt	\$23.48	\$22.42	\$21.36
Full Market Value	\$2,570,006	\$1,680,000	\$2,320,000
Market Value per SqFt	\$102.00	\$97.00	\$93.00
Distance from Condominium in miles		0.25	0.25

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02833-7501	3-02488-0001	
Condominium Section	1250-R1		
Address	99 KINGSLAND AVENUE	1092 MANHATTAN AVENUE	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	26	
Year Built	2005	1931	
Gross SqFt	14,248	19,500	
Estimated Gross Income	\$302,770	\$476,808	
Gross Income per SqFt	\$21.25	\$24.45	
Full Market Value	\$1,309,994	\$2,070,000	
Market Value per SqFt	\$92.00	\$106.00	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02857-7501	3-03063-0017	3-02130-0017
Condominium Section	1274-R1		
Address	258 RICHARDSON STREET	258 BUSHWICK AVENUE	84 BROADWAY
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	12	22	25
Year Built	2002	1930	1920
Gross SqFt	17,800	27,000	26,631
Estimated Gross Income	\$373,800	\$492,600	\$535,063
Gross Income per SqFt	\$21.00	\$18.24	\$20.09
Full Market Value	\$1,620,000	\$1,950,000	\$2,320,000
Market Value per SqFt	\$91.00	\$72.00	\$87.00
Distance from Condominium in miles		0.80	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02866-7501	3-02789-0011	3-02732-0005
Condominium Section	1944-R1		
Address	219 WITHERS STREET	740 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	12	27	25
Year Built	2006	1920	1920
Gross SqFt	16,627	48,000	32,532
Estimated Gross Income	\$311,756	\$848,025	\$896,436
Gross Income per SqFt	\$18.75	\$17.67	\$27.60
Full Market Value	\$1,229,999	\$3,360,000	\$4,290,000
Market Value per SqFt	\$74.00	\$70.00	\$132.00
Distance from Condominium in miles		0.45	0.35

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02875-7501	3-03232-0074	3-02732-0005
Condominium Section	1295-R1		
Address	246 WITHERS STREET	1251 DE KALB AVENUE	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	25	28	25
Year Built	2003	2005	1920
Gross SqFt	24,897	21,240	32,532
Estimated Gross Income	\$567,651	\$484,272	\$896,436
Gross Income per SqFt	\$22.80	\$22.80	\$27.60
Full Market Value	\$2,459,997	\$2,100,000	\$4,290,000
Market Value per SqFt	\$99.00	\$99.00	\$132.00
Distance from Condominium in miles		1.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02893-7501	3-03032-0010	3-02494-0026
Condominium Section	1550-R1		
Address	57 MASPETH AVENUE	60 STAGG STREET	233 FRANKLIN STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	26	20
Year Built	2004	1950	1920
Gross SqFt	22,417	25,000	27,309
Estimated Gross Income	\$472,774	\$534,000	\$575,966
Gross Income per SqFt	\$21.09	\$21.36	\$21.09
Full Market Value	\$2,050,000	\$2,320,000	\$2,500,000
Market Value per SqFt	\$91.00	\$93.00	\$92.00
Distance from Condominium in miles		0.60	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03023-7501	3-02488-0001	
Condominium Section	1279-R1		
Address	63/69 STAGG STREET	1092 MANHATTAN AVENUE	
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	26	
Year Built	2004	1931	
Gross SqFt	25,336	19,500	
Estimated Gross Income	\$538,390	\$476,808	
Gross Income per SqFt	\$21.25	\$24.45	
Full Market Value	\$2,340,001	\$2,070,000	
Market Value per SqFt	\$92.00	\$106.00	
Distance from Condominium in miles		1.90	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03040-7501	3-03054-0006	3-03044-0026
Condominium Section	1721-R1		
Address	25 MESEROLE STREET	190 MESEROLE STREET	171 MESEROLE STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	39
Year Built	2006	1920	1930
Gross SqFt	8,496	11,085	17,240
Estimated Gross Income	\$180,540	\$347,126	\$386,541
Gross Income per SqFt	\$21.25	\$31.30	\$22.42
Full Market Value	\$784,002	\$1,660,000	\$1,680,000
Market Value per SqFt	\$92.00	\$150.00	\$97.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03076-7501	3-02396-0001	3-02732-0005
Condominium Section	695-R1		
Address	14 BOERUM STREET	318 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	30	33	25
Year Built	1900	1920	1920
Gross SqFt	56,091	45,000	32,532
Estimated Gross Income	\$737,596	\$1,212,367	\$896,436
Gross Income per SqFt	\$13.15	\$26.90	\$27.60
Full Market Value	\$2,690,005	\$5,810,000	\$4,290,000
Market Value per SqFt	\$48.00	\$129.00	\$132.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03238-7501	3-03328-0045	
Condominium Section	1486-R1		
Address	101 WYCKOFF AVENUE	351 LINDEN STREET	
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	29	16	
Year Built	0	1931	
Gross SqFt	34,292	7,000	
Estimated Gross Income	\$622,056	\$127,008	
Gross Income per SqFt	\$18.14	\$18.14	
Full Market Value	\$2,460,005	\$503,000	
Market Value per SqFt	\$72.00	\$72.00	
Distance from Condominium in miles		0.45	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03826-0050	3-03771-0033
Condominium Section	464-R1		
Address	384 NEW JERSEY AVENUE	610 BRADFORD STREET	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1991	1930	1930
Gross SqFt	15,000	18,000	17,600
Estimated Gross Income	\$180,000	\$201,141	\$221,156
Gross Income per SqFt	\$12.00	\$11.17	\$12.57
Full Market Value	\$621,000	\$625,000	\$763,000
Market Value per SqFt	\$41.40	\$34.70	\$43.40
Distance from Condominium in miles		0.45	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03826-0050	3-03771-0033
Condominium Section	464-R2		
Address	384 NEW JERSEY AVENUE	610 BRADFORD STREET	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	16
Year Built	1991	1930	1930
Gross SqFt	3,750	18,000	17,600
Estimated Gross Income	\$45,000	\$201,141	\$221,156
Gross Income per SqFt	\$12.00	\$11.17	\$12.57
Full Market Value	\$150,000	\$625,000	\$763,000
Market Value per SqFt	\$40.00	\$34.70	\$43.40
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-03782-0130	
Condominium Section	468-R1		
Address	148 COZINE AVENUE	360 SNEDIKER AVENUE	
Neighborhood	EAST NEW YORK	EAST NEW YORK	
Building Classification	R2-WALK-UP	D6-ELEVATOR	
Total Units	56	53	
Year Built	1990	2000	
Gross SqFt	52,920	62,896	
Estimated Gross Income	\$537,667	\$1,680,000	
Gross Income per SqFt	\$10.16	\$26.70	
Full Market Value	\$1,210,016	\$7,290,000	
Market Value per SqFt	\$22.87	\$116.00	
Distance from Condominium in miles		1.15	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-03782-0130	
Condominium Section	468-R2		
Address	1065 VERMONT STREET	360 SNEDIKER AVENUE	
Neighborhood	EAST NEW YORK	EAST NEW YORK	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	552	53	
Year Built	1990	2000	
Gross SqFt	445,921	62,896	
Estimated Gross Income	\$4,530,557	\$1,680,000	
Gross Income per SqFt	\$10.16	\$26.70	
Full Market Value	\$12,000,127	\$7,290,000	
Market Value per SqFt	\$26.90	\$116.00	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-02145-0018	
Condominium Section	468-R3		
Address	971 JEROME STREET	440 BERRY STREET	
Neighborhood	EAST NEW YORK	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	542	66	
Year Built	1990	1995	
Gross SqFt	425,720	58,430	
Estimated Gross Income	\$0	\$2,274,914	
Gross Income per SqFt	\$0.00	\$38.90	
Full Market Value	\$9,879,985	\$5,330,000	
Market Value per SqFt	\$23.21	\$91.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04793-7502	3-00539-0014	
Condominium Section	1437-R1		
Address	523 BROOKLYN AVENUE	64 WEST 9 STREET	
Neighborhood	FLATBUSH-NORTH	RED HOOK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	24	
Year Built	2004	2001	
Gross SqFt	24,834	35,410	
Estimated Gross Income	\$257,776	\$367,553	
Gross Income per SqFt	\$10.38	\$10.38	
Full Market Value	\$743,008	\$1,140,000	
Market Value per SqFt	\$29.90	\$32.20	
Distance from Condominium in miles		3.30	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04868-7501	3-07052-0014	
Condominium Section	338-R1		
Address	260 LINDEN BOULEVARD	2914 WEST 28 STREET	
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	58	178	
Year Built	0	1975	
Gross SqFt	68,514	149,954	
Estimated Gross Income	\$831,759	\$1,820,181	
Gross Income per SqFt	\$12.14	\$12.14	
Full Market Value	\$2,869,988	\$4,260,000	
Market Value per SqFt	\$41.90	\$28.40	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05054-7501	3-05121-0012	3-05112-0029
Condominium Section	289-R1		
Address	353 OCEAN AVENUE	200 EAST 18 STREET	39 TURNER PLACE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	55	59	61
Year Built	1930	1937	1928
Gross SqFt	55,638	65,192	51,000
Estimated Gross Income	\$584,199	\$566,709	\$606,036
Gross Income per SqFt	\$10.50	\$8.69	\$11.88
Full Market Value	\$1,820,004	\$1,460,000	\$2,090,000
Market Value per SqFt	\$32.70	\$22.40	\$41.00
Distance from Condominium in miles		0.65	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05054-7502	3-05136-0059	
Condominium Section	670-R1		
Address	161 WOODRUFF AVENUE	175 LOTT STREET	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	31	24	
Year Built	1929	1925	
Gross SqFt	32,396	18,250	
Estimated Gross Income	\$370,286	\$228,613	
Gross Income per SqFt	\$11.43	\$12.53	
Full Market Value	\$1,230,000	\$535,000	
Market Value per SqFt	\$38.00	\$29.30	
Distance from Condominium in miles		0.75	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05083-7501	3-06683-0052	3-08470-1018
Condominium Section	1933-R1		
Address	2233 CATON AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	35	98
Year Built	0	1931	2000
Gross SqFt	14,055	25,075	107,569
Estimated Gross Income	\$393,540	\$330,990	\$4,738,227
Gross Income per SqFt	\$28.00	\$13.20	\$44.00
Full Market Value	\$1,890,000	\$775,000	\$23,800,000
Market Value per SqFt	\$134.00	\$30.90	\$221.00
Distance from Condominium in miles		3.40	3.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05130-7501	3-05052-0011	3-05052-0007
Condominium Section	1924-R1		
Address	77 EAST 28 STREET	121 PARKSIDE AVENUE	115 PARKSIDE AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	23	23
Year Built	0	1921	1921
Gross SqFt	29,125	26,400	26,400
Estimated Gross Income	\$641,041	\$266,517	\$227,033
Gross Income per SqFt	\$22.01	\$10.10	\$8.60
Full Market Value	\$2,780,003	\$760,000	\$586,000
Market Value per SqFt	\$95.00	\$28.80	\$22.20
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05185-7501	3-05053-0038	3-05053-0028
Condominium Section	70-R1		
Address	2108 DORCHESTER ROAD	354 OCEAN AVENUE	170 PARKSIDE AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	48	62	30
Year Built	1912	1915	1916
Gross SqFt	63,000	55,200	43,000
Estimated Gross Income	\$0	\$541,765	\$434,448
Gross Income per SqFt	\$0.00	\$9.81	\$10.10
Full Market Value	\$3,699,997	\$1,550,000	\$1,240,000
Market Value per SqFt	\$59.00	\$28.10	\$28.80
Distance from Condominium in miles		0.95	0.95

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05287-7501	3-00829-0020	
Condominium Section	377-R1		
Address	207 PROSPECT PARK SOUTHW	238 55 STREET	
Neighborhood	WINDSOR TERRACE	BUSH TERMINAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	35	32	
Year Built	1990	1998	
Gross SqFt	29,983	45,000	
Estimated Gross Income	\$447,346	\$671,196	
Gross Income per SqFt	\$14.92	\$14.92	
Full Market Value	\$1,630,003	\$2,450,000	
Market Value per SqFt	\$54.00	\$54.00	
Distance from Condominium in miles		2.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05322-7501	3-00051-0012	
Condominium Section	1726-R1		
Address	346 CONEY ISLAND AVENUE	65 WASHINGTON STREET	
Neighborhood	KENSINGTON	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	59	59	
Year Built	2006	2000	
Gross SqFt	75,797	50,457	
Estimated Gross Income	\$2,724,144	\$1,813,242	
Gross Income per SqFt	\$35.90	\$35.90	
Full Market Value	\$13,699,998	\$9,090,000	
Market Value per SqFt	\$181.00	\$180.00	
Distance from Condominium in miles		3.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05364-7501	3-00925-0021	3-00925-0024
Condominium Section	4-R1		
Address	4007 15 AVENUE	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1982	1916	1916
Gross SqFt	18,993	14,116	14,116
Estimated Gross Income	\$284,895	\$213,593	\$213,593
Gross Income per SqFt	\$15.00	\$15.13	\$15.13
Full Market Value	\$1,040,001	\$845,000	\$845,000
Market Value per SqFt	\$55.00	\$60.00	\$60.00
Distance from Condominium in miles		1.05	1.05

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-7501	3-05279-0043	
Condominium Section	683-R1		
Address	400 OCEAN PARKWAY	829 GREENWOOD AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	WINDSOR TERRACE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	22	135	
Year Built	1989	1982	
Gross SqFt	19,110	104,640	
Estimated Gross Income	\$401,501	\$2,198,318	
Gross Income per SqFt	\$21.01	\$21.01	
Full Market Value	\$1,739,999	\$9,550,000	
Market Value per SqFt	\$91.00	\$91.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05381-7501	3-05595-0014	
Condominium Section	169-R1		
Address	542 DAHILL ROAD	922 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	27	
Year Built	0	1924	
Gross SqFt	17,751	32,000	
Estimated Gross Income	\$255,614	\$460,868	
Gross Income per SqFt	\$14.40	\$14.40	
Full Market Value	\$933,001	\$1,080,000	
Market Value per SqFt	\$53.00	\$33.80	
Distance from Condominium in miles		1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05424-7501	3-06107-0033	
Condominium Section	1675-R1		
Address	215 PARKVILLE AVENUE	378 93 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	12	
Year Built	2006	2003	
Gross SqFt	9,010	10,555	
Estimated Gross Income	\$165,600	\$213,949	
Gross Income per SqFt	\$18.38	\$20.27	
Full Market Value	\$1,270,001	\$929,000	
Market Value per SqFt	\$141.00	\$88.00	
Distance from Condominium in miles		3.40	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05462-7501	3-05608-0051	
Condominium Section	182-R1		
Address	1901 51 STREET	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	23	
Year Built	1927	1924	
Gross SqFt	28,960	15,000	
Estimated Gross Income	\$454,672	\$235,447	
Gross Income per SqFt	\$15.70	\$15.70	
Full Market Value	\$1,800,003	\$932,000	
Market Value per SqFt	\$62.00	\$62.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05462-7501	3-05608-0051	
Condominium Section	182-R2		
Address	1900 51 STREET	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	23	
Year Built	1923	1924	
Gross SqFt	25,229	15,000	
Estimated Gross Income	\$396,095	\$235,447	
Gross Income per SqFt	\$15.70	\$15.70	
Full Market Value	\$1,570,000	\$932,000	
Market Value per SqFt	\$62.00	\$62.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7501	3-05628-0001	3-05595-0034
Condominium Section	22-R1		
Address	1845 52 STREET	4711 12 AVENUE	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	32	64	40
Year Built	1926	1930	1923
Gross SqFt	70,664	72,000	44,800
Estimated Gross Income	\$847,968	\$674,196	\$682,766
Gross Income per SqFt	\$12.00	\$9.36	\$15.24
Full Market Value	\$2,929,999	\$1,740,000	\$1,600,000
Market Value per SqFt	\$41.50	\$24.17	\$35.70
Distance from Condominium in miles		0.90	1.40

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7501	3-05628-0001	3-05595-0034
Condominium Section	22-R2		
Address	1840 52 STREET	4711 12 AVENUE	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	28	64	40
Year Built	1927	1930	1923
Gross SqFt	49,800	72,000	44,800
Estimated Gross Income	\$597,600	\$674,196	\$682,766
Gross Income per SqFt	\$12.00	\$9.36	\$15.24
Full Market Value	\$2,060,001	\$1,740,000	\$1,600,000
Market Value per SqFt	\$41.40	\$24.17	\$35.70
Distance from Condominium in miles		0.95	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7502	3-05707-0059	
Condominium Section	129-R1		
Address	1850 52 STREET	843 60 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	48	27	
Year Built	1927	1927	
Gross SqFt	105,996	20,160	
Estimated Gross Income	\$1,367,348	\$260,000	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$4,989,999	\$949,000	
Market Value per SqFt	\$47.10	\$47.10	
Distance from Condominium in miles		1.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7502	3-05707-0059	
Condominium Section	129-R2		
Address	1865 52 STREET	843 60 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	27	
Year Built	1926	1927	
Gross SqFt	52,998	20,160	
Estimated Gross Income	\$683,674	\$260,000	
Gross Income per SqFt	\$12.90	\$12.90	
Full Market Value	\$2,500,000	\$949,000	
Market Value per SqFt	\$47.20	\$47.10	
Distance from Condominium in miles		1.55	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7503	3-05595-0014	3-05595-0034
Condominium Section	629-R1		
Address	5120 19 AVENUE	922 42 STREET	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	28	27	40
Year Built	0	1924	1923
Gross SqFt	60,000	32,000	44,800
Estimated Gross Income	\$914,400	\$460,868	\$682,766
Gross Income per SqFt	\$15.24	\$14.40	\$15.24
Full Market Value	\$3,620,003	\$1,080,000	\$1,600,000
Market Value per SqFt	\$60.00	\$33.80	\$35.70
Distance from Condominium in miles		1.40	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05550-7501	3-05545-0047	
Condominium Section	2075-R1		
Address	6410 BAY PARKWAY	1691 65 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	14	48	
Year Built	2006	1931	
Gross SqFt	15,300	43,200	
Estimated Gross Income	\$502,911	\$1,421,803	
Gross Income per SqFt	\$32.90	\$32.90	
Full Market Value	\$2,410,008	\$6,810,000	
Market Value per SqFt	\$158.00	\$158.00	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05583-7501	3-01149-0006	
Condominium Section	1745-R1		
Address	929 40 STREET	677 CLASSON AVENUE	
Neighborhood	BOROUGH PARK	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	20	16	
Year Built	2006	1990	
Gross SqFt	28,060	6,100	
Estimated Gross Income	\$799,990	\$173,936	
Gross Income per SqFt	\$28.50	\$28.50	
Full Market Value	\$3,830,003	\$833,000	
Market Value per SqFt	\$136.00	\$137.00	
Distance from Condominium in miles		2.95	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05584-7501	3-00925-0021	3-00925-0027
Condominium Section	276-R1		
Address	1012 39 STREET	838 42 STREET	850 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1989	1916	1916
Gross SqFt	10,556	14,116	14,116
Estimated Gross Income	\$159,712	\$213,593	\$123,872
Gross Income per SqFt	\$15.13	\$15.13	\$8.78
Full Market Value	\$632,000	\$845,000	\$320,000
Market Value per SqFt	\$60.00	\$60.00	\$22.67
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05590-7502	3-05437-0050	
Condominium Section	1663-R1		
Address	970 41 STREET	4624 17 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	50	51	
Year Built	2005	1992	
Gross SqFt	52,818	41,131	
Estimated Gross Income	\$936,000	\$453,305	
Gross Income per SqFt	\$17.72	\$11.02	
Full Market Value	\$329,996	\$1,060,000	
Market Value per SqFt	\$6.25	\$25.80	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05619-7501	3-00714-0044	
Condominium Section	114-R1		
Address	4608 10 AVENUE	4018 5 AVENUE	
Neighborhood	BOROUGH PARK	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	32	
Year Built	1922	1906	
Gross SqFt	35,200	25,600	
Estimated Gross Income	\$563,552	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$2,230,000	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		0.80	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05634-7501	3-00925-0021	3-00925-0024
Condominium Section	12-R1		
Address	1225 49 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1929	1916	1916
Gross SqFt	20,044	14,116	14,116
Estimated Gross Income	\$300,660	\$213,593	\$213,593
Gross Income per SqFt	\$15.00	\$15.13	\$15.13
Full Market Value	\$1,100,005	\$845,000	\$845,000
Market Value per SqFt	\$55.00	\$60.00	\$60.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05637-7501	3-01637-0001	
Condominium Section	1309-R1		
Address	863 50 STREET	854 GATES AVENUE	
Neighborhood	BOROUGH PARK	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	86	
Year Built	2004	1995	
Gross SqFt	11,478	24,528	
Estimated Gross Income	\$319,891	\$683,689	
Gross Income per SqFt	\$27.90	\$27.90	
Full Market Value	\$1,530,000	\$1,600,000	
Market Value per SqFt	\$133.00	\$65.00	
Distance from Condominium in miles		5.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05667-7501	3-00925-0021	3-00925-0024
Condominium Section	432-R1		
Address	1077 54 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	20
Year Built	1983	1916	1916
Gross SqFt	17,040	14,116	14,116
Estimated Gross Income	\$257,815	\$213,593	\$213,593
Gross Income per SqFt	\$15.13	\$15.13	\$15.13
Full Market Value	\$1,020,002	\$845,000	\$845,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Condominium in miles		0.65	0.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05703-7502	3-00925-0021	3-00925-0024
Condominium Section	687-R1		
Address	5823 11 AVENUE	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	0	1916	1916
Gross SqFt	29,346	14,116	14,116
Estimated Gross Income	\$444,004	\$213,593	\$213,593
Gross Income per SqFt	\$15.13	\$15.13	\$15.13
Full Market Value	\$1,760,000	\$845,000	\$845,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Condominium in miles		0.90	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05710-7502	3-00879-0001	3-00925-0024
Condominium Section	443-R1		
Address	1178 59 STREET	655 5 AVENUE	844 42 STREET
Neighborhood	BOROUGH PARK	SUNSET PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	31	11	20
Year Built	1985	1931	1916
Gross SqFt	5,484	11,144	14,116
Estimated Gross Income	\$153,552	\$220,055	\$213,593
Gross Income per SqFt	\$28.00	\$19.75	\$15.13
Full Market Value	\$846,000	\$956,000	\$845,000
Market Value per SqFt	\$154.00	\$86.00	\$60.00
Distance from Condominium in miles		2.20	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05714-7501	3-05545-0047	3-00925-0024
Condominium Section	830-R1		
Address	880 60 STREET	1691 65 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	12	48	20
Year Built	2000	1931	1916
Gross SqFt	9,999	43,200	14,116
Estimated Gross Income	\$239,976	\$1,421,803	\$213,593
Gross Income per SqFt	\$24.00	\$32.90	\$15.13
Full Market Value	\$1,040,000	\$6,810,000	\$845,000
Market Value per SqFt	\$104.00	\$158.00	\$60.00
Distance from Condominium in miles		1.20	0.90

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05750-7501	3-00714-0044	
Condominium Section	1323-R1		
Address	6511 FT HAMILTON PARKWAY	4018 5 AVENUE	
Neighborhood	DYKER HEIGHTS	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	17	32	
Year Built	2004	1906	
Gross SqFt	20,727	25,600	
Estimated Gross Income	\$331,839	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$1,309,990	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05818-7501	3-00808-0007	3-00879-0001
Condominium Section	324-R1		
Address	420 64 STREET	5205 5 AVENUE	655 5 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	76	13	11
Year Built	1990	1905	1931
Gross SqFt	64,313	14,800	11,144
Estimated Gross Income	\$1,736,451	\$186,279	\$220,055
Gross Income per SqFt	\$27.00	\$12.59	\$19.75
Full Market Value	\$8,320,006	\$643,000	\$956,000
Market Value per SqFt	\$129.00	\$43.40	\$86.00
Distance from Condominium in miles		0.60	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05891-7502	3-05861-0053	
Condominium Section	265-R1		
Address	7123 3 AVENUE	6820 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	18	24	
Year Built	0	1916	
Gross SqFt	16,737	26,700	
Estimated Gross Income	\$150,800	\$240,567	
Gross Income per SqFt	\$9.01	\$9.01	
Full Market Value	\$470,000	\$621,000	
Market Value per SqFt	\$28.10	\$23.26	
Distance from Condominium in miles		0.35	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06092-7501	3-01149-0006	
Condominium Section	231-R1		
Address	106 BATTERY AVENUE	677 CLASSON AVENUE	
Neighborhood	BAY RIDGE	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1988	1990	
Gross SqFt	8,088	6,100	
Estimated Gross Income	\$230,588	\$173,936	
Gross Income per SqFt	\$28.50	\$28.50	
Full Market Value	\$1,099,999	\$833,000	
Market Value per SqFt	\$136.00	\$137.00	
Distance from Condominium in miles		5.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06092-7503	3-06115-0151	
Condominium Section	1331-R1		
Address	118 BATTERY AVENUE	125 95 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	14	
Year Built	2004	2002	
Gross SqFt	22,160	16,500	
Estimated Gross Income	\$306,029	\$227,898	
Gross Income per SqFt	\$13.81	\$13.81	
Full Market Value	\$1,120,000	\$832,000	
Market Value per SqFt	\$51.00	\$50.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06120-7501	3-06107-0033	
Condominium Section	800-R1		
Address	115 96 STREET	378 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	12	
Year Built	1988	2003	
Gross SqFt	18,432	10,555	
Estimated Gross Income	\$315,924	\$213,949	
Gross Income per SqFt	\$17.14	\$20.27	
Full Market Value	\$1,250,000	\$929,000	
Market Value per SqFt	\$68.00	\$88.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06133-7501	3-05942-0007	
Condominium Section	1125-R1		
Address	9935 SHORE ROAD	7501 5 AVENUE	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	24	17	
Year Built	2004	1930	
Gross SqFt	30,793	20,630	
Estimated Gross Income	\$524,404	\$675,868	
Gross Income per SqFt	\$17.03	\$32.80	
Full Market Value	\$2,079,998	\$3,240,000	
Market Value per SqFt	\$68.00	\$157.00	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06134-7501	3-06093-0029	
Condominium Section	273-R1		
Address	336 99 STREET	92 PARROTT PLACE	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	12	
Year Built	1983	1978	
Gross SqFt	10,971	9,369	
Estimated Gross Income	\$140,319	\$119,831	
Gross Income per SqFt	\$12.79	\$12.79	
Full Market Value	\$484,003	\$413,000	
Market Value per SqFt	\$44.10	\$44.10	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06135-7501	3-08688-0079	
Condominium Section	118-R1		
Address	9921 4 AVENUE	3094 BRIGHTON 5 STREET	
Neighborhood	BAY RIDGE	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	52	43	
Year Built	1987	1929	
Gross SqFt	47,420	52,200	
Estimated Gross Income	\$0	\$600,300	
Gross Income per SqFt	\$0.00	\$11.50	
Full Market Value	\$2,629,984	\$2,070,000	
Market Value per SqFt	\$55.00	\$39.70	
Distance from Condominium in miles		4.45	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06251-7501	3-05573-0001	
Condominium Section	293-R1		
Address	2080 77 STREET	1501 BAY RIDGE AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	28	25	
Year Built	1920	1927	
Gross SqFt	28,800	21,240	
Estimated Gross Income	\$316,800	\$245,957	
Gross Income per SqFt	\$11.00	\$11.58	
Full Market Value	\$984,000	\$849,000	
Market Value per SqFt	\$34.20	\$40.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06253-7501	3-05578-0001	
Condominium Section	36-R1		
Address	10 AVENUE P	6801 19 AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	65	95	
Year Built	1939	1931	
Gross SqFt	64,800	89,772	
Estimated Gross Income	\$697,896	\$1,020,021	
Gross Income per SqFt	\$10.77	\$11.36	
Full Market Value	\$2,170,004	\$3,170,000	
Market Value per SqFt	\$33.50	\$35.30	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06269-7501	3-01149-0006	
Condominium Section	948-R1		
Address	7902 15 AVENUE	677 CLASSON AVENUE	
Neighborhood	BENSONHURST	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	23	16	
Year Built	2002	1990	
Gross SqFt	12,559	6,100	
Estimated Gross Income	\$358,057	\$173,936	
Gross Income per SqFt	\$28.50	\$28.50	
Full Market Value	\$1,720,003	\$833,000	
Market Value per SqFt	\$137.00	\$137.00	
Distance from Condominium in miles		4.95	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06322-7501	3-01892-0061	
Condominium Section	174-R1		
Address	8405 13 AVENUE	98 GRAND AVENUE	
Neighborhood	DYKER HEIGHTS	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	26	
Year Built	1987	1946	
Gross SqFt	9,626	25,000	
Estimated Gross Income	\$207,632	\$539,169	
Gross Income per SqFt	\$21.57	\$21.57	
Full Market Value	\$901,998	\$2,340,000	
Market Value per SqFt	\$94.00	\$94.00	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06383-7502	3-03113-0022	
Condominium Section	1362-R1		
Address	8666 23 AVENUE	31 GRAHAM AVENUE	
Neighborhood	GRAVESEND	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	20	40	
Year Built	1989	1973	
Gross SqFt	20,200	27,480	
Estimated Gross Income	\$433,088	\$589,166	
Gross Income per SqFt	\$21.44	\$21.44	
Full Market Value	\$1,880,003	\$2,560,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		7.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06405-7501	3-07058-0013	
Condominium Section	18-R1		
Address	147 BAY 20 STREET	2920 WEST 21 STREET	
Neighborhood	BATH BEACH	CONEY ISLAND	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	224	
Year Built	1985	1975	
Gross SqFt	14,462	230,836	
Estimated Gross Income	\$236,453	\$3,775,262	
Gross Income per SqFt	\$16.35	\$16.35	
Full Market Value	\$936,000	\$8,840,000	
Market Value per SqFt	\$65.00	\$38.30	
Distance from Condominium in miles		2.10	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06411-7501	3-06446-0001	3-06463-0012
Condominium Section	7-R1		
Address	153/-59 BAY 26 STREET	2137 CROPSEY AVENUE	225 BAY 17 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	R9-CONDOPS	C1-WALK-UP	C9-WALK-UP
Total Units	28	41	84
Year Built	1922	1921	1951
Gross SqFt	18,964	43,600	78,063
Estimated Gross Income	\$166,314	\$398,006	\$655,809
Gross Income per SqFt	\$8.77	\$9.13	\$8.40
Full Market Value	\$518,000	\$1,140,000	\$1,690,000
Market Value per SqFt	\$27.30	\$26.10	\$21.65
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06425-7501	3-00714-0044	
Condominium Section	1374-R1		
Address	1428 BATH AVENUE	4018 5 AVENUE	
Neighborhood	BATH BEACH	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	32	
Year Built	2001	1906	
Gross SqFt	15,224	25,600	
Estimated Gross Income	\$243,736	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$965,000	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-7501	3-06447-0018	3-06410-0027
Condominium Section	311-R1		
Address	182 BAY 22 STREET	195 BAY 29 STREET	107 BAY 25 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	12
Year Built	1933	1931	1929
Gross SqFt	14,115	13,230	12,600
Estimated Gross Income	\$144,000	\$151,023	\$123,313
Gross Income per SqFt	\$10.20	\$11.42	\$9.79
Full Market Value	\$433,995	\$390,000	\$352,000
Market Value per SqFt	\$30.70	\$29.50	\$27.90
Distance from Condominium in miles		0.40	0.25

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06552-7501	3-05545-0047	
Condominium Section	1654-R1		
Address	2231 64 STREET	1691 65 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	48	
Year Built	2006	1931	
Gross SqFt	11,427	43,200	
Estimated Gross Income	\$228,540	\$1,421,803	
Gross Income per SqFt	\$20.00	\$32.90	
Full Market Value	\$992,000	\$6,810,000	
Market Value per SqFt	\$87.00	\$158.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06579-7502	3-01148-0020	3-01380-0074
Condominium Section	1916-R1		
Address	143 AVENUE O	802 BERGEN STREET	1515 ST JOHN'S PLACE
Neighborhood	GRAVESEND	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	32	20
Year Built	2005	2001	1914
Gross SqFt	25,487	28,912	14,400
Estimated Gross Income	\$456,472	\$388,764	\$257,923
Gross Income per SqFt	\$17.91	\$13.45	\$17.91
Full Market Value	\$1,750,001	\$1,420,000	\$604,000
Market Value per SqFt	\$69.00	\$49.10	\$41.90
Distance from Condominium in miles		4.65	4.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06590-7501	3-05355-0012	
Condominium Section	219-R1		
Address	1489 EAST 8 STREET	392 EAST 4 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	28	
Year Built	1926	1928	
Gross SqFt	11,800	22,176	
Estimated Gross Income	\$141,600	\$338,694	
Gross Income per SqFt	\$12.00	\$15.27	
Full Market Value	\$489,000	\$1,340,000	
Market Value per SqFt	\$41.40	\$60.00	
Distance from Condominium in miles		2.05	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06600-7501	3-00714-0044	
Condominium Section	1463-R1		
Address	1569 WEST 7 STREET	4018 5 AVENUE	
Neighborhood	GRAVESEND	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	19	32	
Year Built	2005	1906	
Gross SqFt	23,777	25,600	
Estimated Gross Income	\$0	\$409,940	
Gross Income per SqFt	\$0.00	\$16.01	
Full Market Value	\$1,521,005	\$1,620,000	
Market Value per SqFt	\$64.00	\$63.00	
Distance from Condominium in miles		3.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06608-7501	3-01422-0001	
Condominium Section	19-R1		
Address	1620 EAST 2 STREET	675 EMPIRE BOULEVARD	
Neighborhood	OCEAN PARKWAY-NORTH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	64	77	
Year Built	1941	1928	
Gross SqFt	60,600	77,847	
Estimated Gross Income	\$0	\$916,861	
Gross Income per SqFt	\$0.00	\$11.78	
Full Market Value	\$2,039,993	\$3,160,000	
Market Value per SqFt	\$33.70	\$40.60	
Distance from Condominium in miles		4.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06622-7501	3-00042-0018	3-00376-0023
Condominium Section	1303-R1		
Address	1642 WEST 9 STREET	254 WATER STREET	104 LUQUER STREET
Neighborhood	GRAVESEND	DOWNTOWN-FULTON FERRY	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	21	26	22
Year Built	2004	2002	2003
Gross SqFt	18,571	28,358	24,150
Estimated Gross Income	\$414,504	\$632,997	\$559,314
Gross Income per SqFt	\$22.32	\$22.32	\$23.16
Full Market Value	\$1,799,998	\$2,750,000	\$2,490,000
Market Value per SqFt	\$97.00	\$97.00	\$103.00
Distance from Condominium in miles		6.60	5.00

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06651-7501	3-01043-0001	
Condominium Section	1149-R1		
Address	202 QUENTIN ROAD	549 6 AVENUE	
Neighborhood	GRAVESEND	PARK SLOPE SOUTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	16	
Year Built	2002	1931	
Gross SqFt	11,525	10,508	
Estimated Gross Income	\$229,578	\$209,336	
Gross Income per SqFt	\$19.92	\$19.92	
Full Market Value	\$996,999	\$909,000	
Market Value per SqFt	\$87.00	\$87.00	
Distance from Condominium in miles		4.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06699-7501	3-06767-0080	3-01464-0043
Condominium Section	454-R1		
Address	860 EAST 16 STREET	2011 OCEAN AVENUE	1631 EASTERN PARKWAY EXT
Neighborhood	MIDWOOD	MIDWOOD	OCEAN HILL
Building Classification	R2-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	18	76	13
Year Built	0	1948	1910
Gross SqFt	33,133	61,000	12,000
Estimated Gross Income	\$414,162	\$861,820	\$138,479
Gross Income per SqFt	\$12.50	\$14.13	\$11.54
Full Market Value	\$1,430,005	\$3,150,000	\$478,000
Market Value per SqFt	\$43.20	\$52.00	\$39.80
Distance from Condominium in miles		1.20	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06721-7501	3-06721-0070	
Condominium Section	2011-R1		
Address	1494 OCEAN AVENUE	1554 OCEAN AVENUE	
Neighborhood	MIDWOOD	MIDWOOD	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	44	73	
Year Built	1922	1926	
Gross SqFt	44,400	65,980	
Estimated Gross Income	\$457,320	\$669,533	
Gross Income per SqFt	\$10.30	\$10.15	
Full Market Value	\$1,420,002	\$1,910,000	
Market Value per SqFt	\$32.00	\$28.90	
Distance from Condominium in miles		0.00	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06766-7501	3-01637-0001	
Condominium Section	1232-R1		
Address	2072 OCEAN AVENUE	854 GATES AVENUE	
Neighborhood	MIDWOOD	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	13	86	
Year Built	2003	1995	
Gross SqFt	20,340	24,528	
Estimated Gross Income	\$566,875	\$683,689	
Gross Income per SqFt	\$27.90	\$27.90	
Full Market Value	\$2,719,997	\$1,600,000	
Market Value per SqFt	\$134.00	\$65.00	
Distance from Condominium in miles		5.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06801-7503	3-00714-0044	
Condominium Section	1717-R1		
Address	1764 EAST 19 STREET	4018 5 AVENUE	
Neighborhood	MADISON	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	16	32	
Year Built	2007	1906	
Gross SqFt	24,696	25,600	
Estimated Gross Income	\$395,382	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$1,560,002	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		4.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-7501	3-06115-0151	3-01116-0063
Condominium Section	2073-R1		
Address	1765 EAST 19 STREET	125 95 STREET	577 PROSPECT AVENUE
Neighborhood	MADISON	BAY RIDGE	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	11	14	13
Year Built	2006	2002	2001
Gross SqFt	17,080	16,500	24,360
Estimated Gross Income	\$264,740	\$227,898	\$365,502
Gross Income per SqFt	\$15.50	\$13.81	\$15.00
Full Market Value	\$1,026,001	\$832,000	\$1,330,000
Market Value per SqFt	\$60.00	\$50.00	\$55.00
Distance from Condominium in miles		4.45	3.65

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06819-7501	3-01909-0011	
Condominium Section	1359-R1		
Address	1833 EAST 13 STREET	139 EMERSON PLACE	
Neighborhood	MADISON	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	50	
Year Built	2004	1946	
Gross SqFt	19,600	45,670	
Estimated Gross Income	\$217,952	\$508,038	
Gross Income per SqFt	\$11.12	\$11.12	
Full Market Value	\$676,998	\$1,580,000	
Market Value per SqFt	\$34.50	\$34.60	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06940-7501	3-06604-0001	3-06621-0042
Condominium Section	13-R1		
Address	2121 SHORE PARKWAY SR NOR	2402 65 STREET	1684 WEST 10 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	110	95	91
Year Built	1965	1931	1928
Gross SqFt	109,200	81,120	75,000
Estimated Gross Income	\$1,201,200	\$895,148	\$903,881
Gross Income per SqFt	\$11.00	\$11.03	\$12.05
Full Market Value	\$3,730,026	\$2,780,000	\$3,120,000
Market Value per SqFt	\$34.20	\$34.30	\$41.60
Distance from Condominium in miles		1.80	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-7501	3-00714-0044	
Condominium Section	1267-R1		
Address	2827 OCEAN PARKWAY	4018 5 AVENUE	
Neighborhood	BRIGHTON BEACH	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	2001	1906	
Gross SqFt	18,063	25,600	
Estimated Gross Income	\$289,188	\$409,940	
Gross Income per SqFt	\$16.01	\$16.01	
Full Market Value	\$1,140,002	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		5.20	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07353-7501	3-07372-0037	3-07465-0009
Condominium Section	1846-R1		
Address	2569 OCEAN AVENUE	2276 HOMECREST AVENUE	2024 JEROME AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	27	16	16
Year Built	2007	1947	1979
Gross SqFt	65,764	11,800	16,280
Estimated Gross Income	\$1,133,113	\$160,905	\$259,020
Gross Income per SqFt	\$17.23	\$13.64	\$15.91
Full Market Value	\$4,480,001	\$587,000	\$1,030,000
Market Value per SqFt	\$68.00	\$49.70	\$63.00
Distance from Condominium in miles		0.50	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07412-7501	3-07458-0062	
Condominium Section	284-R1		
Address	2475 EAST 11 STREET	2625 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	62	77	
Year Built	1961	1957	
Gross SqFt	60,072	72,840	
Estimated Gross Income	\$701,040	\$887,799	
Gross Income per SqFt	\$11.67	\$12.19	
Full Market Value	\$2,340,000	\$3,060,000	
Market Value per SqFt	\$39.00	\$42.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07414-7501	3-07372-0037	
Condominium Section	532-R1		
Address	1208 SHEEPSHEAD BAY ROAD	2276 HOMECREST AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	1988	1947	
Gross SqFt	14,100	11,800	
Estimated Gross Income	\$192,324	\$160,905	
Gross Income per SqFt	\$13.64	\$13.64	
Full Market Value	\$701,998	\$587,000	
Market Value per SqFt	\$49.80	\$49.70	
Distance from Condominium in miles		0.35	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07437-7503	3-07465-0009	
Condominium Section	1862-R1		
Address	2570 EAST 17 STREET	2024 JEROME AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	16	16	
Year Built	2005	1979	
Gross SqFt	38,257	16,280	
Estimated Gross Income	\$783,120	\$259,020	
Gross Income per SqFt	\$20.47	\$15.91	
Full Market Value	\$3,399,999	\$1,030,000	
Market Value per SqFt	\$89.00	\$63.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-7501	3-07415-0001	
Condominium Section	14-R2		
Address	2900 OCEAN AVENUE	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	88	12	
Year Built	1957	1975	
Gross SqFt	75,324	9,000	
Estimated Gross Income	\$1,230,794	\$152,924	
Gross Income per SqFt	\$16.34	\$16.99	
Full Market Value	\$4,870,018	\$605,000	
Market Value per SqFt	\$65.00	\$67.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07465-7501	3-07465-0009	
Condominium Section	1442-R1		
Address	2012 JEROME AVENUE	2024 JEROME AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	16	
Year Built	0	1979	
Gross SqFt	25,861	16,280	
Estimated Gross Income	\$529,374	\$259,020	
Gross Income per SqFt	\$20.47	\$15.91	
Full Market Value	\$2,299,996	\$1,030,000	
Market Value per SqFt	\$89.00	\$63.00	
Distance from Condominium in miles		0.00	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07964-7501	3-01824-0070	
Condominium Section	120-R1		
Address	538 EAST 86 STREET	377 PUTNAM AVENUE	
Neighborhood	CANARSIE	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	18	31	
Year Built	1900	1910	
Gross SqFt	24,544	16,800	
Estimated Gross Income	\$652,870	\$446,807	
Gross Income per SqFt	\$26.60	\$26.60	
Full Market Value	\$2,829,996	\$1,940,000	
Market Value per SqFt	\$115.00	\$115.00	
Distance from Condominium in miles		3.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08010-7501	3-05892-0041	
Condominium Section	37-R1		
Address	751 EAST 89 STREET	474 OVINGTON AVENUE	
Neighborhood	CANARSIE	BAY RIDGE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	13	
Year Built	1985	2000	
Gross SqFt	11,402	18,360	
Estimated Gross Income	\$136,824	\$292,978	
Gross Income per SqFt	\$12.00	\$15.96	
Full Market Value	\$472,002	\$1,160,000	
Market Value per SqFt	\$41.40	\$63.00	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08237-7501	3-08144-0020	
Condominium Section	144-R1		
Address	1364 EAST 92 STREET	945 EAST 94 STREET	
Neighborhood	CANARSIE	CANARSIE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	36	40	
Year Built	1900	1929	
Gross SqFt	24,880	36,480	
Estimated Gross Income	\$280,800	\$378,659	
Gross Income per SqFt	\$11.29	\$10.38	
Full Market Value	\$811,005	\$1,180,000	
Market Value per SqFt	\$32.60	\$32.30	
Distance from Condominium in miles		0.75	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08295-7501	3-08144-0020	
Condominium Section	272-R1		
Address	9204 AVENUE N	945 EAST 94 STREET	
Neighborhood	CANARSIE	CANARSIE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	40	
Year Built	1900	1929	
Gross SqFt	15,795	36,480	
Estimated Gross Income	\$157,950	\$378,659	
Gross Income per SqFt	\$10.00	\$10.38	
Full Market Value	\$451,005	\$1,180,000	
Market Value per SqFt	\$28.60	\$32.30	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08374-7505	3-01925-0007	
Condominium Section	1775-R1		
Address	1930 BERGEN AVENUE	213 TAAFFE PLACE	
Neighborhood	BERGEN BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	208	90	
Year Built	2005	1935	
Gross SqFt	247,998	108,000	
Estimated Gross Income	\$4,459,004	\$2,034,802	
Gross Income per SqFt	\$17.98	\$18.84	
Full Market Value	\$17,599,986	\$8,050,000	
Market Value per SqFt	\$71.00	\$75.00	
Distance from Condominium in miles		5.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08470-7501	3-01149-0006	
Condominium Section	1818-R1		
Address	5923 STRICKLAND AVENUE	677 CLASSON AVENUE	
Neighborhood	MILL BASIN	CROWN HEIGHTS	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	20	16	
Year Built	0	1990	
Gross SqFt	17,219	6,100	
Estimated Gross Income	\$490,913	\$173,936	
Gross Income per SqFt	\$28.50	\$28.50	
Full Market Value	\$2,250,000	\$833,000	
Market Value per SqFt	\$131.00	\$137.00	
Distance from Condominium in miles		5.00	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08664-7502	3-02433-0018	3-02132-0016
Condominium Section	2006-R1		
Address	2955 BRIGHTON 4 STREET	228 SOUTH 3 STREET	158 BROADWAY
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	30	13
Year Built	0	1920	2002
Gross SqFt	15,978	19,422	24,949
Estimated Gross Income	\$267,631	\$302,080	\$378,406
Gross Income per SqFt	\$16.75	\$15.55	\$15.17
Full Market Value	\$1,059,998	\$1,200,000	\$1,500,000
Market Value per SqFt	\$66.00	\$62.00	\$60.00
Distance from Condominium in miles		9.10	9.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08678-7501	3-00177-0034	3-08678-0073
Condominium Section	1581-R1		
Address	728 OCEAN VIEW AVENUE	397 ATLANTIC AVENUE	3160 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	BOERUM HILL	BRIGHTON BEACH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	13	16
Year Built	2004	2004	1938
Gross SqFt	16,777	14,800	12,160
Estimated Gross Income	\$383,186	\$471,952	\$165,866
Gross Income per SqFt	\$22.84	\$31.90	\$13.64
Full Market Value	\$1,660,001	\$2,260,000	\$605,000
Market Value per SqFt	\$99.00	\$153.00	\$49.80
Distance from Condominium in miles		7.60	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08679-7501	3-01388-0048	
Condominium Section	141-R1		
Address	3111 OCEAN PARKWAY	935 EASTERN PARKWAY	
Neighborhood	BRIGHTON BEACH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	116	17	
Year Built	1988	2000	
Gross SqFt	121,107	34,430	
Estimated Gross Income	\$0	\$185,303	
Gross Income per SqFt	\$0.00	\$5.38	
Full Market Value	\$8,810,012	\$434,000	
Market Value per SqFt	\$73.00	\$12.61	
Distance from Condominium in miles		6.70	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08717-7501	3-08688-0079	
Condominium Section	355-R1		
Address	1151 BRIGHTON BEACH AVENU	3094 BRIGHTON 5 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	83	43	
Year Built	1937	1929	
Gross SqFt	61,980	52,200	
Estimated Gross Income	\$0	\$600,300	
Gross Income per SqFt	\$0.00	\$11.50	
Full Market Value	\$1,420,000	\$2,070,000	
Market Value per SqFt	\$22.91	\$39.70	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7501	3-02145-0018	
Condominium Section	792-R1		
Address	150 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	102	66	
Year Built	2000	1995	
Gross SqFt	74,256	58,430	
Estimated Gross Income	\$2,890,786	\$2,274,914	
Gross Income per SqFt	\$38.90	\$38.90	
Full Market Value	\$14,499,992	\$5,330,000	
Market Value per SqFt	\$195.00	\$91.00	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7502	3-01959-0027	3-02145-0018
Condominium Section	804-R1		
Address	120 OCEANA DRIVE	80 GREENE AVENUE	440 BERRY STREET
Neighborhood	BRIGHTON BEACH	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	97	66
Year Built	0	1982	1995
Gross SqFt	66,185	71,470	58,430
Estimated Gross Income	\$1,497,766	\$1,617,675	\$2,274,914
Gross Income per SqFt	\$22.63	\$22.63	\$38.90
Full Market Value	\$6,500,001	\$7,020,000	\$5,330,000
Market Value per SqFt	\$98.00	\$98.00	\$91.00
Distance from Condominium in miles		7.50	9.10

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7502	3-01959-0027	3-02145-0018
Condominium Section	804-R2		
Address	130 OCEANA DRIVE	80 GREENE AVENUE	440 BERRY STREET
Neighborhood	BRIGHTON BEACH	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	97	66
Year Built	0	1982	1995
Gross SqFt	72,043	71,470	58,430
Estimated Gross Income	\$1,630,333	\$1,617,675	\$2,274,914
Gross Income per SqFt	\$22.63	\$22.63	\$38.90
Full Market Value	\$7,080,005	\$7,020,000	\$5,330,000
Market Value per SqFt	\$98.00	\$98.00	\$91.00
Distance from Condominium in miles		7.50	9.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7503	3-02145-0018	
Condominium Section	833-R1		
Address	60 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	68	66	
Year Built	0	1995	
Gross SqFt	148,512	58,430	
Estimated Gross Income	\$2,284,800	\$2,274,914	
Gross Income per SqFt	\$15.38	\$38.90	
Full Market Value	\$9,040,005	\$5,330,000	
Market Value per SqFt	\$61.00	\$91.00	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7505	3-02145-0018	
Condominium Section	1016-R1		
Address	75 OCEANA DRIVE EAST	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	70	66	
Year Built	2002	1995	
Gross SqFt	83,058	58,430	
Estimated Gross Income	\$1,497,535	\$2,274,914	
Gross Income per SqFt	\$18.03	\$38.90	
Full Market Value	\$5,929,987	\$5,330,000	
Market Value per SqFt	\$71.00	\$91.00	
Distance from Condominium in miles		9.10	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7506	3-02130-0017	3-03232-0074
Condominium Section	1057-R1		
Address	70 OCEANA DRIVE WEST	84 BROADWAY	1251 DE KALB AVENUE
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	BUSHWICK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	25	28
Year Built	0	1920	2005
Gross SqFt	65,182	26,631	21,240
Estimated Gross Income	\$1,267,200	\$535,063	\$484,272
Gross Income per SqFt	\$19.44	\$20.09	\$22.80
Full Market Value	\$5,020,001	\$2,320,000	\$2,100,000
Market Value per SqFt	\$77.00	\$87.00	\$99.00
Distance from Condominium in miles		9.20	8.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7507	3-02145-0018	
Condominium Section	1082-R1		
Address	45 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	71	66	
Year Built	0	1995	
Gross SqFt	96,838	58,430	
Estimated Gross Income	\$2,033,598	\$2,274,914	
Gross Income per SqFt	\$21.00	\$38.90	
Full Market Value	\$8,830,008	\$5,330,000	
Market Value per SqFt	\$91.00	\$91.00	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7514	3-01925-0007	
Condominium Section	1249-R1		
Address	65 OCEANA DRIVE EAST	213 TAAFFE PLACE	
Neighborhood	BRIGHTON BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	63	90	
Year Built	0	1935	
Gross SqFt	106,063	108,000	
Estimated Gross Income	\$0	\$2,034,802	
Gross Income per SqFt	\$0.00	\$18.84	
Full Market Value	\$9,570,003	\$8,050,000	
Market Value per SqFt	\$90.00	\$75.00	
Distance from Condominium in miles		7.90	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08723-7501	3-05163-0048	
Condominium Section	233-R1		
Address	200 CORBIN PLACE	835 OCEAN AVENUE	
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	118	72	
Year Built	1961	1953	
Gross SqFt	133,505	88,820	
Estimated Gross Income	\$1,208,220	\$803,703	
Gross Income per SqFt	\$9.05	\$9.05	
Full Market Value	\$3,760,000	\$2,290,000	
Market Value per SqFt	\$28.20	\$25.80	
Distance from Condominium in miles		4.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08782-7502	3-07465-0009	
Condominium Section	1443-R1		
Address	3567 SHORE PARKWAY SR NOR	2024 JEROME AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	15	16	
Year Built	2005	1979	
Gross SqFt	22,625	16,280	
Estimated Gross Income	\$463,133	\$259,020	
Gross Income per SqFt	\$20.47	\$15.91	
Full Market Value	\$1,960,001	\$1,030,000	
Market Value per SqFt	\$87.00	\$63.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08783-7502	3-08786-0029	
Condominium Section	1131-R1		
Address	2806 EAST 23 STREET	3611 SHORE PARKWAY	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2001	1982	
Gross SqFt	18,590	10,384	
Estimated Gross Income	\$380,537	\$172,992	
Gross Income per SqFt	\$20.47	\$16.66	
Full Market Value	\$1,650,004	\$685,000	
Market Value per SqFt	\$89.00	\$66.00	
Distance from Condominium in miles		0.15	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08792-7502	3-00714-0044	
Condominium Section	1225-R1		
Address	2800 EAST 29 STREET	4018 5 AVENUE	
Neighborhood	SHEEPSHEAD BAY	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	18	32	
Year Built	2004	1906	
Gross SqFt	37,350	25,600	
Estimated Gross Income	\$764,554	\$409,940	
Gross Income per SqFt	\$20.47	\$16.01	
Full Market Value	\$3,320,003	\$1,620,000	
Market Value per SqFt	\$89.00	\$63.00	
Distance from Condominium in miles		5.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08793-7501	3-08786-0029	3-07415-0001
Condominium Section	520-R1		
Address	4050 NOSTRAND AVENUE	3611 SHORE PARKWAY	2403 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	25	16	12
Year Built	1994	1982	1975
Gross SqFt	16,602	10,384	9,000
Estimated Gross Income	\$279,079	\$172,992	\$152,924
Gross Income per SqFt	\$16.81	\$16.66	\$16.99
Full Market Value	\$1,099,999	\$685,000	\$605,000
Market Value per SqFt	\$66.00	\$66.00	\$67.00
Distance from Condominium in miles		0.20	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08810-7502	3-01637-0001	
Condominium Section	1097-R1		
Address	3415 GUIDER AVENUE	854 GATES AVENUE	
Neighborhood	SHEEPSHEAD BAY	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	18	86	
Year Built	2003	1995	
Gross SqFt	19,690	24,528	
Estimated Gross Income	\$548,760	\$683,689	
Gross Income per SqFt	\$27.90	\$27.90	
Full Market Value	\$2,630,005	\$1,600,000	
Market Value per SqFt	\$134.00	\$65.00	
Distance from Condominium in miles		7.40	

## BOROUGH OF BROOKLYN - 2009/10 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08810-7505	3-07465-0009	
Condominium Section	1837-R1		
Address	2784 EAST 12 STREET	2024 JEROME AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	14	16	
Year Built	2006	1979	
Gross SqFt	11,844	16,280	
Estimated Gross Income	\$242,446	\$259,020	
Gross Income per SqFt	\$20.47	\$15.91	
Full Market Value	\$1,049,999	\$1,030,000	
Market Value per SqFt	\$89.00	\$63.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08811-7501	3-07465-0009	3-08786-0029
Condominium Section	1071-R1		
Address	3392 GUIDER AVENUE	2024 JEROME AVENUE	3611 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	2003	1979	1982
Gross SqFt	24,371	16,280	10,384
Estimated Gross Income	\$498,874	\$259,020	\$172,992
Gross Income per SqFt	\$20.47	\$15.91	\$16.66
Full Market Value	\$2,169,999	\$1,030,000	\$685,000
Market Value per SqFt	\$89.00	\$63.00	\$66.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08812-7501	3-00051-0012	
Condominium Section	1562-R1		
Address	2801 EAST 11 STREET	65 WASHINGTON STREET	
Neighborhood	SHEEPSHEAD BAY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	21	59	
Year Built	2005	2000	
Gross SqFt	21,660	50,457	
Estimated Gross Income	\$0	\$1,813,242	
Gross Income per SqFt	\$0.00	\$35.90	
Full Market Value	\$3,699,997	\$9,090,000	
Market Value per SqFt	\$171.00	\$180.00	
Distance from Condominium in miles		8.40	