

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00018-0001	4-06809-0001	4-06797-0054
Address	4-74 48 AVENUE	75-25 153 STREET	159-10 71 AVENUE
Neighborhood	LONG ISLAND CITY	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	536	388	142
Year Built	1996	2004	2000
Gross SqFt	724,475	540,846	209,525
Estimated Gross Income	\$1,839,697	\$9,060,925	\$5,070,505
Gross Income per SqFt	\$2.54	\$16.75	\$24.20
Full Market Value	\$4,310,000	\$35,900,000	\$22,000,000
Market Value per SqFt	\$5.95	\$66.00	\$105.00
Distance from Cooperative in miles		7.80	7.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00125-0028	4-00131-0009	4-00134-0039
Address	46-01 39 AVENUE	41-29 50 STREET	41-24 50 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	158	36	40
Year Built	1961	1964	1963
Gross SqFt	155,750	27,288	26,100
Estimated Gross Income	\$2,336,250	\$408,991	\$401,251
Gross Income per SqFt	\$15.00	\$14.99	\$15.37
Full Market Value	\$8,530,000	\$1,490,000	\$1,590,000
Market Value per SqFt	\$55.00	\$55.00	\$61.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00128-0007	4-02104-0001	4-02319-0010
Address	39-25 51 STREET	98-41 QUEENS BOULEVARD	47-50 59 STREET
Neighborhood	WOODSIDE	REGO PARK	WOODSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	426	206	233
Year Built	1951	1952	1970
Gross SqFt	391,802	204,340	239,190
Estimated Gross Income	\$-	\$2,656,420	\$2,406,250
Gross Income per SqFt	\$0.00	\$13.00	\$10.06
Full Market Value	\$15,600,000	\$9,700,000	\$5,630,000
Market Value per SqFt	\$39.80	\$48.00	\$23.54
Distance from Cooperative in miles		3.25	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00131-0004	4-00137-0013	4-00137-0020
Address	50-05 43 AVENUE	41-29 46 STREET	41-15 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	96	96
Year Built	1932	1931	1931
Gross SqFt	64,350	72,700	73,197
Estimated Gross Income	\$-	\$1,156,657	\$1,212,142
Gross Income per SqFt	\$0.00	\$15.91	\$16.56
Full Market Value	\$4,190,000	\$4,580,000	\$4,800,000
Market Value per SqFt	\$65.00	\$63.00	\$66.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00131-0036	4-00139-0024	4-00148-0001
Address	41-36 51 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	60	60
Year Built	1930	1931	1942
Gross SqFt	42,474	43,800	57,600
Estimated Gross Income	\$490,574	\$540,855	\$664,643
Gross Income per SqFt	\$11.55	\$12.35	\$11.54
Full Market Value	\$1,690,000	\$1,870,000	\$2,290,000
Market Value per SqFt	\$39.80	\$43.00	\$39.80
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-0045	4-00139-0024	4-00148-0001
Address	41-42 50 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	60	60
Year Built	1940	1931	1942
Gross SqFt	45,570	43,800	57,600
Estimated Gross Income	\$526,333	\$540,855	\$664,643
Gross Income per SqFt	\$11.55	\$12.35	\$11.54
Full Market Value	\$1,820,000	\$1,870,000	\$2,290,000
Market Value per SqFt	\$39.90	\$43.00	\$39.80
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00140-0040	4-00139-0024	4-00148-0001
Address	43-30 48 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	60	60
Year Built	1927	1931	1942
Gross SqFt	79,896	43,800	57,600
Estimated Gross Income	\$986,715	\$540,855	\$664,643
Gross Income per SqFt	\$12.35	\$12.35	\$11.54
Full Market Value	\$3,400,000	\$1,870,000	\$2,290,000
Market Value per SqFt	\$42.60	\$43.00	\$39.80
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0015	4-00139-0024	4-00148-0001
Address	43-33 46 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	176	60	60
Year Built	1932	1931	1942
Gross SqFt	140,760	43,800	57,600
Estimated Gross Income	\$1,738,386	\$540,855	\$664,643
Gross Income per SqFt	\$12.35	\$12.35	\$11.54
Full Market Value	\$6,000,000	\$1,870,000	\$2,290,000
Market Value per SqFt	\$42.60	\$43.00	\$39.80
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0024	4-00139-0024	4-00148-0001
Address	43-01 46 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	60	60
Year Built	1942	1931	1942
Gross SqFt	58,650	43,800	57,600
Estimated Gross Income	\$724,327	\$540,855	\$664,643
Gross Income per SqFt	\$12.35	\$12.35	\$11.54
Full Market Value	\$2,500,000	\$1,870,000	\$2,290,000
Market Value per SqFt	\$42.60	\$43.00	\$39.80
Distance from Cooperative in miles		0.10	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00156-0005	4-00159-0001	4-00162-0019
Address	41-15 45 STREET	42-15 43 AVENUE	43-09 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	154	48
Year Built	1943	1938	1928
Gross SqFt	250,000	148,950	35,340
Estimated Gross Income	\$3,150,000	\$1,693,395	\$445,320
Gross Income per SqFt	\$12.60	\$11.37	\$12.60
Full Market Value	\$10,900,000	\$5,260,000	\$1,540,000
Market Value per SqFt	\$43.60	\$35.00	\$43.60
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0009	4-00162-0019	4-00168-0041
Address	41-25 44 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	48	46
Year Built	1931	1928	1929
Gross SqFt	41,508	35,340	41,316
Estimated Gross Income	\$523,000	\$445,320	\$503,391
Gross Income per SqFt	\$12.60	\$12.60	\$12.18
Full Market Value	\$1,800,000	\$1,540,000	\$1,740,000
Market Value per SqFt	\$43.40	\$44.00	\$42.10
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0013	4-00184-0014	4-00184-0009
Address	41-15 44 STREET	41-19 41 STREET	41-29 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	49	50
Year Built	1940	1937	1937
Gross SqFt	65,748	40,800	40,800
Estimated Gross Income	\$828,424	\$530,400	\$504,260
Gross Income per SqFt	\$12.60	\$13.00	\$12.36
Full Market Value	\$2,860,000	\$1,940,000	\$1,740,000
Market Value per SqFt	\$43.50	\$48.00	\$42.60
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0040	4-00184-0009	4-00184-0014
Address	44-15 43 AVENUE	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	50	49
Year Built	1927	1937	1937
Gross SqFt	68,700	40,800	40,800
Estimated Gross Income	\$865,620	\$504,260	\$530,400
Gross Income per SqFt	\$12.60	\$12.36	\$13.00
Full Market Value	\$2,990,000	\$1,740,000	\$1,940,000
Market Value per SqFt	\$43.50	\$43.00	\$47.50
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00158-0001	4-00184-0014	4-00184-0009
Address	41-41 43 STREET	41-19 41 STREET	41-29 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	49	50
Year Built	1930	1937	1937
Gross SqFt	70,590	40,800	40,800
Estimated Gross Income	\$889,434	\$530,400	\$504,260
Gross Income per SqFt	\$12.60	\$13.00	\$12.36
Full Market Value	\$3,070,000	\$1,940,000	\$1,740,000
Market Value per SqFt	\$43.50	\$48.00	\$42.60
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-0021	4-00162-0019	4-00168-0041
Address	41-08 43 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	48	46
Year Built	1936	1928	1929
Gross SqFt	58,926	35,340	41,316
Estimated Gross Income	\$742,467	\$445,320	\$503,391
Gross Income per SqFt	\$12.60	\$12.60	\$12.18
Full Market Value	\$2,560,000	\$1,540,000	\$1,740,000
Market Value per SqFt	\$43.40	\$44.00	\$42.10
Distance from Cooperative in miles		0.10	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0011	4-00139-0024	4-00162-0019
Address	43-25 43 STREET	43-10 49 STREET	43-09 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	48
Year Built	1941	1931	1928
Gross SqFt	65,820	43,800	35,340
Estimated Gross Income	\$829,332	\$540,855	\$445,320
Gross Income per SqFt	\$12.60	\$12.35	\$12.60
Full Market Value	\$2,860,000	\$1,870,000	\$1,540,000
Market Value per SqFt	\$43.50	\$43.00	\$43.60
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0028	4-00184-0009	4-00184-0014
Address	43-10 44 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	50	49
Year Built	1928	1937	1937
Gross SqFt	35,340	40,800	40,800
Estimated Gross Income	\$445,284	\$504,260	\$530,400
Gross Income per SqFt	\$12.60	\$12.36	\$13.00
Full Market Value	\$1,540,000	\$1,740,000	\$1,940,000
Market Value per SqFt	\$43.60	\$43.00	\$47.50
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0034	4-00162-0019	4-00168-0041
Address	43-30 44 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	46
Year Built	1941	1928	1929
Gross SqFt	65,280	35,340	41,316
Estimated Gross Income	\$822,528	\$445,320	\$503,391
Gross Income per SqFt	\$12.60	\$12.60	\$12.18
Full Market Value	\$2,840,000	\$1,540,000	\$1,740,000
Market Value per SqFt	\$43.50	\$44.00	\$42.10
Distance from Cooperative in miles		0.00	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00169-0029	4-00169-0013	4-00169-0021
Address	45-14 43 STREET	45-29 42 STREET	45-15 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	23
Year Built	1929	1931	1931
Gross SqFt	18,984	13,152	18,949
Estimated Gross Income	\$237,300	\$161,670	\$246,728
Gross Income per SqFt	\$12.50	\$12.29	\$13.02
Full Market Value	\$819,000	\$558,000	\$901,000
Market Value per SqFt	\$43.10	\$42.00	\$47.50
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00169-0032	4-00860-0001	4-00859-0001
Address	45-20 43 STREET	20-65 26 STREET	20-75 27 STREET
Neighborhood	SUNNYSIDE	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	23	60	60
Year Built	1931	1947	1947
Gross SqFt	18,984	45,417	45,417
Estimated Gross Income	\$237,300	\$762,718	\$768,209
Gross Income per SqFt	\$12.50	\$16.79	\$16.91
Full Market Value	\$819,000	\$3,020,000	\$3,040,000
Market Value per SqFt	\$43.10	\$66.00	\$67.00
Distance from Cooperative in miles		2.70	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00170-0001	4-02104-0001	4-02319-0010
Address	47-37 45 STREET	98-41 QUEENS BOULEVARD	47-50 59 STREET
Neighborhood	SUNNYSIDE	REGO PARK	WOODSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	93	206	233
Year Built	1964	1952	1970
Gross SqFt	75,024	204,340	239,190
Estimated Gross Income	\$1,050,336	\$2,656,420	\$2,406,250
Gross Income per SqFt	\$14.00	\$13.00	\$10.06
Full Market Value	\$3,830,000	\$9,700,000	\$5,630,000
Market Value per SqFt	\$51.00	\$48.00	\$23.54
Distance from Cooperative in miles		3.45	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00175-0001	4-00186-0001	4-00189-0019
Address	42-05 48 AVENUE	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	84	77
Year Built	1942	1939	1932
Gross SqFt	53,400	84,000	66,714
Estimated Gross Income	\$694,200	\$1,089,416	\$982,827
Gross Income per SqFt	\$13.00	\$12.97	\$14.73
Full Market Value	\$2,530,000	\$3,980,000	\$3,590,000
Market Value per SqFt	\$47.40	\$47.00	\$54.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00177-0001	4-00186-0001	4-00189-0019
Address	43-10 50 AVENUE	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	493	84	77
Year Built	1931	1939	1932
Gross SqFt	409,538	84,000	66,714
Estimated Gross Income	\$5,323,994	\$1,089,416	\$982,827
Gross Income per SqFt	\$13.00	\$12.97	\$14.73
Full Market Value	\$19,400,000	\$3,980,000	\$3,590,000
Market Value per SqFt	\$47.40	\$47.00	\$54.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00178-0025	4-00186-0001	4-00189-0019
Address	48-10 43 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	262	84	77
Year Built	1937	1939	1932
Gross SqFt	235,000	84,000	66,714
Estimated Gross Income	\$3,055,000	\$1,089,416	\$982,827
Gross Income per SqFt	\$13.00	\$12.97	\$14.73
Full Market Value	\$11,200,000	\$3,980,000	\$3,590,000
Market Value per SqFt	\$47.70	\$47.00	\$54.00
Distance from Cooperative in miles		0.55	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-0001	4-00186-0001	4-00189-0019
Address	41-41 41 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	84	77
Year Built	1936	1939	1932
Gross SqFt	74,664	84,000	66,714
Estimated Gross Income	\$970,632	\$1,089,416	\$982,827
Gross Income per SqFt	\$13.00	\$12.97	\$14.73
Full Market Value	\$3,540,000	\$3,980,000	\$3,590,000
Market Value per SqFt	\$47.40	\$47.00	\$54.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-0037	4-00131-0013	4-00131-0025
Address	41-42 42 STREET	41-15 50 STREET	41-16 51 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	48	42
Year Built	1931	1931	1931
Gross SqFt	74,664	43,150	43,150
Estimated Gross Income	\$970,632	\$614,825	\$670,756
Gross Income per SqFt	\$13.00	\$14.25	\$15.54
Full Market Value	\$3,540,000	\$2,240,000	\$2,650,000
Market Value per SqFt	\$47.40	\$52.00	\$61.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00185-0027	4-00137-0004	4-00137-0013
Address	41-12 41 STREET	41-41 46 STREET	41-29 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	83	107	96
Year Built	1941	1931	1931
Gross SqFt	79,000	77,730	72,700
Estimated Gross Income	\$1,027,000	\$1,117,693	\$1,156,657
Gross Income per SqFt	\$13.00	\$14.38	\$15.91
Full Market Value	\$3,750,000	\$4,080,000	\$4,580,000
Market Value per SqFt	\$47.50	\$52.00	\$63.00
Distance from Cooperative in miles		0.30	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00189-0025	4-00186-0001	4-00189-0019
Address	43-08 41 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	84	77
Year Built	1937	1939	1932
Gross SqFt	53,500	84,000	66,714
Estimated Gross Income	\$695,500	\$1,089,416	\$982,827
Gross Income per SqFt	\$13.00	\$12.97	\$14.73
Full Market Value	\$2,540,000	\$3,980,000	\$3,590,000
Market Value per SqFt	\$47.50	\$47.00	\$54.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00194-0023	4-00194-0001	4-00195-0001
Address	45-08 40 STREET	39-39 47 AVENUE	39-21 47 AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	124	12	44
Year Built	1922	1931	1927
Gross SqFt	121,714	7,380	30,000
Estimated Gross Income	\$1,643,139	\$107,526	\$419,827
Gross Income per SqFt	\$13.50	\$14.57	\$13.99
Full Market Value	\$6,000,000	\$393,000	\$1,530,000
Market Value per SqFt	\$49.30	\$53.00	\$51.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0027	4-00195-0044	4-00196-0022
Address	41-12 47 AVENUE	45-36 39 PLACE	47-07 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	70	59
Year Built	1937	1931	1937
Gross SqFt	42,232	51,108	63,492
Estimated Gross Income	\$549,016	\$663,069	\$837,562
Gross Income per SqFt	\$13.00	\$12.97	\$13.19
Full Market Value	\$2,000,000	\$2,420,000	\$3,060,000
Market Value per SqFt	\$47.40	\$47.00	\$48.20
Distance from Cooperative in miles		0.20	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0032	4-00195-0044	4-00196-0022
Address	47-20 42 STREET	45-36 39 PLACE	47-07 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	70	59
Year Built	1938	1931	1937
Gross SqFt	64,890	51,108	63,492
Estimated Gross Income	\$843,570	\$663,069	\$837,562
Gross Income per SqFt	\$13.00	\$12.97	\$13.19
Full Market Value	\$3,080,000	\$2,420,000	\$3,060,000
Market Value per SqFt	\$47.50	\$47.00	\$48.20
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00198-0011	4-00184-0009	4-00184-0014
Address	47-39 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	50	49
Year Built	1939	1937	1937
Gross SqFt	48,000	40,800	40,800
Estimated Gross Income	\$624,000	\$504,260	\$530,400
Gross Income per SqFt	\$13.00	\$12.36	\$13.00
Full Market Value	\$2,280,000	\$1,740,000	\$1,940,000
Market Value per SqFt	\$47.50	\$43.00	\$47.50
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00198-0019	4-00184-0009	4-00184-0014
Address	47-25 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	50	49
Year Built	1939	1937	1937
Gross SqFt	48,000	40,800	40,800
Estimated Gross Income	\$624,000	\$504,260	\$530,400
Gross Income per SqFt	\$13.00	\$12.36	\$13.00
Full Market Value	\$2,280,000	\$1,740,000	\$1,940,000
Market Value per SqFt	\$47.50	\$43.00	\$47.50
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00202-0023	4-00184-0009	4-00184-0014
Address	48-21 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	49
Year Built	1955	1937	1937
Gross SqFt	49,660	40,800	40,800
Estimated Gross Income	\$645,580	\$504,260	\$530,400
Gross Income per SqFt	\$13.00	\$12.36	\$13.00
Full Market Value	\$2,360,000	\$1,740,000	\$1,940,000
Market Value per SqFt	\$47.50	\$43.00	\$47.50
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00206-0101	4-00319-0001	4-00304-0003
Address	39-55 GREENPOINT AVENUE	33-78 11 STREET	52-27 35 STREET
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	24	12
Year Built	1940	1932	1931
Gross SqFt	14,000	14,796	6,675
Estimated Gross Income	\$182,000	\$188,712	\$88,648
Gross Income per SqFt	\$13.00	\$12.75	\$13.28
Full Market Value	\$664,000	\$651,000	\$324,000
Market Value per SqFt	\$47.40	\$44.00	\$48.50
Distance from Cooperative in miles		1.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0025	4-00205-0015	4-00236-0066
Address	50-21 39 PLACE	39-40 GREENPOINT AVENUE	48-50 37 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	36	120
Year Built	1961	1941	1961
Gross SqFt	29,725	32,000	97,528
Estimated Gross Income	\$386,425	\$439,488	\$1,294,441
Gross Income per SqFt	\$13.00	\$13.73	\$13.27
Full Market Value	\$1,410,000	\$1,600,000	\$4,720,000
Market Value per SqFt	\$47.40	\$50.00	\$48.40
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0042	4-00236-0066	4-00205-0015
Address	50-22 40 STREET	48-50 37 STREET	39-40 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	120	36
Year Built	1961	1961	1941
Gross SqFt	29,754	97,528	32,000
Estimated Gross Income	\$386,802	\$1,294,441	\$439,488
Gross Income per SqFt	\$13.00	\$13.27	\$13.73
Full Market Value	\$1,410,000	\$4,720,000	\$1,600,000
Market Value per SqFt	\$47.40	\$48.00	\$50.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00210-0022	4-00236-0066	4-00205-0015
Address	50-15 39 STREET	48-50 37 STREET	39-40 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	120	36
Year Built	1960	1961	1941
Gross SqFt	38,864	97,528	32,000
Estimated Gross Income	\$505,232	\$1,294,441	\$439,488
Gross Income per SqFt	\$13.00	\$13.27	\$13.73
Full Market Value	\$1,840,000	\$4,720,000	\$1,600,000
Market Value per SqFt	\$47.30	\$48.00	\$50.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00341-0001	4-00342-0018	4-00342-0024
Address	35-55 29 STREET	29-02 29 STREET	36-06 30 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	77	66
Year Built	1929	1929	1929
Gross SqFt	47,000	70,000	61,000
Estimated Gross Income	\$611,000	\$1,061,431	\$778,467
Gross Income per SqFt	\$13.00	\$15.16	\$12.76
Full Market Value	\$2,230,000	\$4,200,000	\$2,690,000
Market Value per SqFt	\$47.40	\$60.00	\$44.10
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00528-0050	4-00583-0011	4-00581-0033
Address	33-43 14 STREET	34-43 CRESCENT STREET	33-43 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	364	120	73
Year Built	1958	1964	1959
Gross SqFt	444,115	103,850	76,956
Estimated Gross Income	\$5,551,437	\$1,334,999	\$952,496
Gross Income per SqFt	\$12.50	\$12.86	\$12.38
Full Market Value	\$19,200,000	\$4,870,000	\$3,290,000
Market Value per SqFt	\$43.20	\$47.00	\$42.80
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00534-0015	4-00195-0044	4-00205-0015
Address	14-17 31 AVENUE	45-36 39 PLACE	39-40 GREENPOINT AVENUE
Neighborhood	ASTORIA	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	70	36
Year Built	1914	1931	1941
Gross SqFt	28,704	51,108	32,000
Estimated Gross Income	\$373,152	\$663,069	\$439,488
Gross Income per SqFt	\$13.00	\$12.97	\$13.73
Full Market Value	\$1,360,000	\$2,420,000	\$1,600,000
Market Value per SqFt	\$47.40	\$47.00	\$50.00
Distance from Cooperative in miles		1.75	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00557-0003	4-01567-0040	4-09236-0033
Address	33-34 CRESCENT STREET	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	ASTORIA	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	727	98	57
Year Built	1950	1962	1962
Gross SqFt	563,800	82,700	46,692
Estimated Gross Income	\$6,297,646	\$1,017,059	\$522,601
Gross Income per SqFt	\$11.17	\$12.30	\$11.19
Full Market Value	\$19,600,000	\$3,510,000	\$1,620,000
Market Value per SqFt	\$34.80	\$42.00	\$34.70
Distance from Cooperative in miles		3.20	6.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00569-0056	4-00568-0031	4-00569-0030
Address	31-14 CRESCENT STREET	23-30 31 ROAD	31-03 23 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	20	24
Year Built	1926	1930	1927
Gross SqFt	33,138	13,776	16,600
Estimated Gross Income	\$546,777	\$246,860	\$282,906
Gross Income per SqFt	\$16.50	\$17.92	\$17.04
Full Market Value	\$2,160,000	\$977,000	\$1,120,000
Market Value per SqFt	\$65.00	\$71.00	\$67.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0020	4-00577-0019	4-00576-0049
Address	30-83 CRESCENT STREET	30-49 CRESCENT STREET	30-14 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	87	20
Year Built	1928	1926	1928
Gross SqFt	27,500	53,796	14,000
Estimated Gross Income	\$357,500	\$716,322	\$232,444
Gross Income per SqFt	\$13.00	\$13.32	\$16.60
Full Market Value	\$1,300,000	\$2,610,000	\$920,000
Market Value per SqFt	\$47.30	\$49.00	\$66.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0023	4-00577-0019	4-00569-0003
Address	25-06 30 DRIVE	30-49 CRESCENT STREET	23-57 31 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	87	20
Year Built	1928	1926	1927
Gross SqFt	21,500	53,796	13,500
Estimated Gross Income	\$279,500	\$716,322	\$198,760
Gross Income per SqFt	\$13.00	\$13.32	\$14.72
Full Market Value	\$1,020,000	\$2,610,000	\$726,000
Market Value per SqFt	\$47.40	\$49.00	\$54.00
Distance from Cooperative in miles		0.10	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0018	4-00579-0036	4-00576-0036
Address	31-85 CRESCENT STREET	31-35 CRESCENT STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	122	66
Year Built	1960	1961	1963
Gross SqFt	92,250	100,400	50,850
Estimated Gross Income	\$1,199,250	\$1,238,876	\$755,100
Gross Income per SqFt	\$13.00	\$12.34	\$14.85
Full Market Value	\$4,380,000	\$4,270,000	\$2,760,000
Market Value per SqFt	\$47.50	\$43.00	\$54.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0042	4-00578-0013	4-00576-0036
Address	31-23 CRESCENT STREET	30-91 CRESCENT STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	72	66
Year Built	1971	1956	1963
Gross SqFt	16,800	73,600	50,850
Estimated Gross Income	\$226,800	\$958,429	\$755,100
Gross Income per SqFt	\$13.50	\$13.02	\$14.85
Full Market Value	\$828,000	\$3,500,000	\$2,760,000
Market Value per SqFt	\$49.30	\$48.00	\$54.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0055	4-00580-0030	4-00587-0004
Address	25-40 31 AVENUE	32-02 29 STREET	32-79 30 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	121	63	54
Year Built	1939	1931	1930
Gross SqFt	100,000	48,000	43,070
Estimated Gross Income	\$1,300,000	\$765,856	\$596,864
Gross Income per SqFt	\$13.00	\$15.96	\$13.86
Full Market Value	\$4,750,000	\$3,030,000	\$2,180,000
Market Value per SqFt	\$47.50	\$63.00	\$51.00
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0024	4-00649-0009	4-00664-0005
Address	24-75 38 STREET	31-77 36 STREET	28-35 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	24	35
Year Built	1929	1927	1931
Gross SqFt	29,328	21,240	28,980
Estimated Gross Income	\$351,936	\$257,258	\$354,520
Gross Income per SqFt	\$12.00	\$12.11	\$12.23
Full Market Value	\$1,210,000	\$888,000	\$1,220,000
Market Value per SqFt	\$41.30	\$42.00	\$42.10
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0029	4-00649-0009	4-00664-0005
Address	24-65 38 STREET	31-77 36 STREET	28-35 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	24	35
Year Built	1929	1927	1931
Gross SqFt	29,328	21,240	28,980
Estimated Gross Income	\$351,936	\$257,258	\$354,520
Gross Income per SqFt	\$12.00	\$12.11	\$12.23
Full Market Value	\$1,210,000	\$888,000	\$1,220,000
Market Value per SqFt	\$41.30	\$42.00	\$42.10
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0034	4-00664-0005	4-00649-0009
Address	24-51 38 STREET	28-35 41 STREET	31-77 36 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	35	24
Year Built	1929	1931	1927
Gross SqFt	29,328	28,980	21,240
Estimated Gross Income	\$351,936	\$354,520	\$257,258
Gross Income per SqFt	\$12.00	\$12.23	\$12.11
Full Market Value	\$1,210,000	\$1,220,000	\$888,000
Market Value per SqFt	\$41.30	\$42.00	\$41.80
Distance from Cooperative in miles		0.20	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0039	4-00664-0005	4-00649-0009
Address	24-39 38 STREET	28-35 41 STREET	31-77 36 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	35	24
Year Built	1929	1931	1927
Gross SqFt	24,508	28,980	21,240
Estimated Gross Income	\$294,096	\$354,520	\$257,258
Gross Income per SqFt	\$12.00	\$12.23	\$12.11
Full Market Value	\$1,010,000	\$1,220,000	\$888,000
Market Value per SqFt	\$41.20	\$42.00	\$41.80
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00709-0028	4-00704-0022	4-00704-0027
Address	44-02 NEWTOWN ROAD	34-05 44 STREET	34-06 45 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	48	48
Year Built	1930	1932	1932
Gross SqFt	80,382	46,000	46,000
Estimated Gross Income	\$884,202	\$420,694	\$486,229
Gross Income per SqFt	\$11.00	\$9.15	\$10.57
Full Market Value	\$2,750,000	\$1,200,000	\$1,510,000
Market Value per SqFt	\$34.20	\$26.00	\$32.80
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00872-0068	4-00846-0048	4-00704-0027
Address	25-34 CRESCENT STREET	21-38 31 STREET	34-06 45 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	116	48
Year Built	1965	1929	1932
Gross SqFt	66,100	87,396	46,000
Estimated Gross Income	\$793,200	\$1,113,840	\$486,229
Gross Income per SqFt	\$12.00	\$12.74	\$10.57
Full Market Value	\$2,740,000	\$3,840,000	\$1,510,000
Market Value per SqFt	\$41.50	\$44.00	\$32.80
Distance from Cooperative in miles		0.75	1.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01111-0001	4-01455-0055	4-01131-0001
Address	55-17 31 AVENUE	94-06 34 ROAD	53-01 32 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	970	59	113
Year Built	1935	1928	1941
Gross SqFt	743,160	46,662	108,384
Estimated Gross Income	\$6,688,440	\$607,868	\$1,395,477
Gross Income per SqFt	\$9.00	\$13.03	\$12.88
Full Market Value	\$17,300,000	\$2,220,000	\$4,810,000
Market Value per SqFt	\$23.28	\$48.00	\$44.40
Distance from Cooperative in miles		1.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01132-0036	4-09803-0015	4-15563-0056
Address	31-31 54 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	71	154
Year Built	1941	1941	1931
Gross SqFt	58,280	73,500	145,398
Estimated Gross Income	\$553,660	\$858,097	\$1,613,076
Gross Income per SqFt	\$9.50	\$11.67	\$11.09
Full Market Value	\$1,580,000	\$2,960,000	\$3,780,000
Market Value per SqFt	\$27.10	\$40.00	\$26.00
Distance from Cooperative in miles		6.90	13.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01132-0044	4-09803-0015	4-15563-0056
Address	31-21 54 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	71	154
Year Built	1941	1941	1931
Gross SqFt	58,280	73,500	145,398
Estimated Gross Income	\$553,660	\$858,097	\$1,613,076
Gross Income per SqFt	\$9.50	\$11.67	\$11.09
Full Market Value	\$1,580,000	\$2,960,000	\$3,780,000
Market Value per SqFt	\$27.10	\$40.00	\$26.00
Distance from Cooperative in miles		6.90	13.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01177-0001	4-01299-0024	4-00565-0027
Address	32-05 81 STREET	40-07 67 STREET	33-10 CRESCENT STREET
Neighborhood	JACKSON HEIGHTS	WOODSIDE	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	35	33
Year Built	1927	1921	1929
Gross SqFt	39,600	22,410	23,516
Estimated Gross Income	\$-	\$373,962	\$336,620
Gross Income per SqFt	\$0.00	\$16.69	\$14.31
Full Market Value	\$2,640,000	\$1,480,000	\$1,230,000
Market Value per SqFt	\$67.00	\$66.00	\$52.00
Distance from Cooperative in miles		1.00	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01188-0055	4-01304-0021	4-01305-0001
Address	60-11 BROADWAY	40-19 72 STREET	73-01 73 STREET
Neighborhood	WOODSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	50	40
Year Built	1962	1965	1950
Gross SqFt	131,412	30,618	25,000
Estimated Gross Income	\$1,971,180	\$626,917	\$396,000
Gross Income per SqFt	\$15.00	\$20.48	\$15.84
Full Market Value	\$7,190,000	\$2,720,000	\$1,570,000
Market Value per SqFt	\$55.00	\$89.00	\$63.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01199-0020	4-00903-0007	4-15960-0060
Address	34-43 60 STREET	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	83	108	353
Year Built	1962	1972	1972
Gross SqFt	81,128	131,250	334,586
Estimated Gross Income	\$1,054,664	\$2,238,233	\$6,390,592
Gross Income per SqFt	\$13.00	\$17.05	\$19.10
Full Market Value	\$3,850,000	\$8,860,000	\$15,000,000
Market Value per SqFt	\$47.50	\$68.00	\$44.80
Distance from Cooperative in miles		2.20	12.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01219-0006	4-00131-0025	4-00588-0014
Address	37-75 64 STREET	41-16 51 STREET	31-65 29 STREET
Neighborhood	WOODSIDE	SUNNYSIDE	ASTORIA
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	42	48
Year Built	1917	1931	1928
Gross SqFt	37,525	43,150	39,549
Estimated Gross Income	\$450,300	\$670,756	\$539,254
Gross Income per SqFt	\$12.00	\$15.54	\$13.64
Full Market Value	\$1,550,000	\$2,650,000	\$1,970,000
Market Value per SqFt	\$41.30	\$61.00	\$49.80
Distance from Cooperative in miles		0.80	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01222-0009	4-00903-0007	4-15960-0060
Address	65-15 38 AVENUE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	145	108	353
Year Built	1958	1972	1972
Gross SqFt	130,000	131,250	334,586
Estimated Gross Income	\$1,560,000	\$2,238,233	\$6,390,592
Gross Income per SqFt	\$12.00	\$17.05	\$19.10
Full Market Value	\$5,380,000	\$8,860,000	\$15,000,000
Market Value per SqFt	\$41.40	\$68.00	\$44.80
Distance from Cooperative in miles		2.55	12.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01223-0038	4-09120-0048	4-08885-0001
Address	38-05 65 STREET	103-45 97 STREET	85-31 WOODHAVEN BOULEVARD
Neighborhood	WOODSIDE	OZONE PARK	WOODHAVEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	24	12
Year Built	1929	1931	1942
Gross SqFt	30,880	15,800	9,078
Estimated Gross Income	\$401,440	\$290,718	\$110,000
Gross Income per SqFt	\$13.00	\$18.40	\$12.12
Full Market Value	\$1,470,000	\$1,150,000	\$380,000
Market Value per SqFt	\$47.60	\$73.00	\$41.90
Distance from Cooperative in miles		5.30	4.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01226-0001	4-00903-0007	4-15960-0060
Address	55-05 WOODSIDE AVENUE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	147	108	353
Year Built	1956	1972	1972
Gross SqFt	145,379	131,250	334,586
Estimated Gross Income	\$1,744,548	\$2,238,233	\$6,390,592
Gross Income per SqFt	\$12.00	\$17.05	\$19.10
Full Market Value	\$6,020,000	\$8,860,000	\$15,000,000
Market Value per SqFt	\$41.40	\$68.00	\$44.80
Distance from Cooperative in miles		2.20	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01227-0001	4-01567-0040	4-09236-0033
Address	39-76 57 STREET	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	WOODSIDE	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	98	57
Year Built	1963	1962	1962
Gross SqFt	41,808	82,700	46,692
Estimated Gross Income	\$501,696	\$1,017,059	\$522,601
Gross Income per SqFt	\$12.00	\$12.30	\$11.19
Full Market Value	\$1,730,000	\$3,510,000	\$1,620,000
Market Value per SqFt	\$41.40	\$42.00	\$34.70
Distance from Cooperative in miles		1.70	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01227-0006	4-09803-0015	4-15563-0056
Address	39-75 56 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	71	154
Year Built	1928	1941	1931
Gross SqFt	39,860	73,500	145,398
Estimated Gross Income	\$478,320	\$858,097	\$1,613,076
Gross Income per SqFt	\$12.00	\$11.67	\$11.09
Full Market Value	\$1,650,000	\$2,960,000	\$3,780,000
Market Value per SqFt	\$41.40	\$40.00	\$26.00
Distance from Cooperative in miles		6.60	13.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01235-0070	4-03156-0092	4-01505-0076
Address	52-05 39 ROAD	66-23 AUSTIN STREET	40-23 ITHACA STREET
Neighborhood	WOODSIDE	REGO PARK	ELMHURST
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	55	21
Year Built	1951	1985	1991
Gross SqFt	92,130	51,700	19,250
Estimated Gross Income	\$1,197,690	\$697,950	\$264,422
Gross Income per SqFt	\$13.00	\$13.50	\$13.74
Full Market Value	\$4,370,000	\$2,550,000	\$965,000
Market Value per SqFt	\$47.40	\$49.00	\$50.00
Distance from Cooperative in miles		3.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0006	4-15960-0060	
Address	39-65 52 STREET	40-22 BEACH CHANNEL DRIVE	
Neighborhood	WOODSIDE	ARVERNE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	219	353	
Year Built	1961	1972	
Gross SqFt	207,086	334,586	
Estimated Gross Income	\$2,277,946	\$6,390,592	
Gross Income per SqFt	\$11.00	\$19.10	
Full Market Value	\$7,080,000	\$15,000,000	
Market Value per SqFt	\$34.20	\$45.00	
Distance from Cooperative in miles		12.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0025	4-00903-0007	4-15960-0060
Address	52-30 39 DRIVE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	442	108	353
Year Built	1963	1972	1972
Gross SqFt	441,929	131,250	334,586
Estimated Gross Income	\$4,861,219	\$2,238,233	\$6,390,592
Gross Income per SqFt	\$11.00	\$17.05	\$19.10
Full Market Value	\$15,100,000	\$8,860,000	\$15,000,000
Market Value per SqFt	\$34.20	\$68.00	\$44.80
Distance from Cooperative in miles		2.15	12.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0040	4-01263-0015	4-01263-0044
Address	39-60 54 STREET	34-34 77 STREET	34-35 35 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	224	120	122
Year Built	1972	1951	1949
Gross SqFt	208,252	104,000	124,600
Estimated Gross Income	\$2,290,772	\$1,474,999	\$1,552,405
Gross Income per SqFt	\$11.00	\$14.18	\$12.46
Full Market Value	\$7,120,000	\$5,380,000	\$5,360,000
Market Value per SqFt	\$34.20	\$52.00	\$43.00
Distance from Cooperative in miles		1.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01245-0030	4-02103-0001	4-15543-0046
Address	72-17 34 AVENUE	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	96	240	37
Year Built	1937	1938	1925
Gross SqFt	106,308	255,400	37,260
Estimated Gross Income	\$1,169,388	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$3,630,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.10	\$31.00	\$34.60
Distance from Cooperative in miles		2.60	12.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01253-0011	4-01455-0055	4-09694-0052
Address	33-16 81 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	59	78
Year Built	1923	1928	1927
Gross SqFt	193,193	46,662	50,070
Estimated Gross Income	\$2,125,123	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$6,600,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.75	5.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01254-0012	4-12148-0100	4-15815-0220
Address	33-15 81 STREET	159-01 110 AVENUE	20-55 SEAGIRT BOULEVARD
Neighborhood	JACKSON HEIGHTS	SOUTH JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	270	330	402
Year Built	1951	1967	1952
Gross SqFt	186,300	352,800	322,584
Estimated Gross Income	\$2,049,300	\$3,883,000	\$4,345,526
Gross Income per SqFt	\$11.00	\$11.01	\$13.47
Full Market Value	\$6,370,000	\$9,090,000	\$15,900,000
Market Value per SqFt	\$34.20	\$26.00	\$49.30
Distance from Cooperative in miles		6.50	13.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01256-0035	4-01567-0040	4-09236-0033
Address	69-05 35 AVENUE	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	98	57
Year Built	1963	1962	1962
Gross SqFt	59,756	82,700	46,692
Estimated Gross Income	\$657,316	\$1,017,059	\$522,601
Gross Income per SqFt	\$11.00	\$12.30	\$11.19
Full Market Value	\$2,040,000	\$3,510,000	\$1,620,000
Market Value per SqFt	\$34.10	\$42.00	\$34.70
Distance from Cooperative in miles		1.25	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01261-0001	4-12148-0100	4-15815-0220
Address	74-02 34 AVENUE	159-01 110 AVENUE	20-55 SEAGIRT BOULEVARD
Neighborhood	JACKSON HEIGHTS	SOUTH JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	161	330	402
Year Built	1952	1967	1952
Gross SqFt	135,070	352,800	322,584
Estimated Gross Income	\$1,485,770	\$3,883,000	\$4,345,526
Gross Income per SqFt	\$11.00	\$11.01	\$13.47
Full Market Value	\$4,620,000	\$9,090,000	\$15,900,000
Market Value per SqFt	\$34.20	\$26.00	\$49.30
Distance from Cooperative in miles		6.60	13.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01263-0001	4-12235-0022	
Address	76-10 34 AVENUE	116-30 GUY R BREWER BOULE	
Neighborhood	JACKSON HEIGHTS	SO. JAMAICA-BAISLEY PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	109	231	
Year Built	1950	1962	
Gross SqFt	96,000	214,496	
Estimated Gross Income	\$807,957	\$2,842,000	
Gross Income per SqFt	\$8.42	\$13.25	
Full Market Value	\$2,080,000	\$6,650,000	
Market Value per SqFt	\$21.67	\$31.00	
Distance from Cooperative in miles		7.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0001	4-01304-0021	4-01305-0001
Address	77-10 34 AVENUE	40-19 72 STREET	73-01 73 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	50	40
Year Built	1950	1965	1950
Gross SqFt	90,950	30,618	25,000
Estimated Gross Income	\$716,630	\$626,917	\$396,000
Gross Income per SqFt	\$7.88	\$20.48	\$15.84
Full Market Value	\$1,850,000	\$2,720,000	\$1,570,000
Market Value per SqFt	\$20.34	\$89.00	\$63.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0014	4-01304-0021	4-01305-0001
Address	34-20 78 STREET	40-19 72 STREET	73-01 73 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	50	40
Year Built	1951	1965	1950
Gross SqFt	114,000	30,618	25,000
Estimated Gross Income	\$1,254,000	\$626,917	\$396,000
Gross Income per SqFt	\$11.00	\$20.48	\$15.84
Full Market Value	\$3,900,000	\$2,720,000	\$1,570,000
Market Value per SqFt	\$34.20	\$89.00	\$63.00
Distance from Cooperative in miles		0.50	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0035	4-00137-0020	
Address	77-11 35 AVENUE	41-15 46 STREET	
Neighborhood	JACKSON HEIGHTS	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	97	96	
Year Built	1941	1931	
Gross SqFt	112,760	73,197	
Estimated Gross Income	\$1,240,360	\$1,212,142	
Gross Income per SqFt	\$11.00	\$16.56	
Full Market Value	\$3,850,000	\$4,800,000	
Market Value per SqFt	\$34.10	\$66.00	
Distance from Cooperative in miles		1.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0001	4-01275-0061	4-01443-0040
Address	78-10 34 AVENUE	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1906	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0011	4-01275-0061	4-01443-0040
Address	34-20 79 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0030	4-01275-0061	4-01443-0040
Address	34-40 79 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0033	4-01275-0061	4-01443-0040
Address	78-11 35 AVENUE	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0052	4-01275-0061	4-01443-0040
Address	34-41 78 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0058	4-01275-0061	4-01443-0040
Address	34-21 78 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$714,042	\$674,000
Gross Income per SqFt	\$11.00	\$11.90	\$12.99
Full Market Value	\$2,220,000	\$2,460,000	\$2,460,000
Market Value per SqFt	\$34.20	\$41.00	\$47.40
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-0001	4-16083-0037	4-00490-0101
Address	79-10 34 AVENUE	71 BEACH 70 STREET	4 1 STREET
Neighborhood	JACKSON HEIGHTS	ARVERNE	ASTORIA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	150	174	1,104
Year Built	1955	1964	1950
Gross SqFt	165,000	155,000	1,116,500
Estimated Gross Income	\$1,815,000	\$4,300,000	\$14,514,500
Gross Income per SqFt	\$11.00	\$27.70	\$13.00
Full Market Value	\$5,640,000	\$10,100,000	\$34,000,000
Market Value per SqFt	\$34.20	\$65.00	\$30.50
Distance from Cooperative in miles		12.00	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-0038	4-01455-0055	4-09694-0052
Address	79-01 35 AVENUE	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	59	78
Year Built	1939	1928	1927
Gross SqFt	50,996	46,662	50,070
Estimated Gross Income	\$560,956	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$1,740,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.10	\$48.00	\$50.00
Distance from Cooperative in miles		0.75	5.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0001	4-02103-0001	4-15543-0046
Address	34-05 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	255,400	37,260
Estimated Gross Income	\$184,800	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$574,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0006	4-02103-0001	4-15543-0046
Address	34-06 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	255,400	37,260
Estimated Gross Income	\$184,800	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$574,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0012	4-02103-0001	4-15543-0046
Address	34-14 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	255,400	37,260
Estimated Gross Income	\$156,805	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$487,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0016	4-02103-0001	4-15543-0046
Address	34-22 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,530	255,400	37,260
Estimated Gross Income	\$170,830	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$531,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0020	4-02103-0001	4-15543-0046
Address	34-30 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,530	255,400	37,260
Estimated Gross Income	\$170,830	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$531,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0024	4-02103-0001	4-15543-0046
Address	34-38 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	255,400	37,260
Estimated Gross Income	\$156,805	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$487,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0028	4-02103-0001	4-15543-0046
Address	34-48 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	255,400	37,260
Estimated Gross Income	\$184,800	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$574,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0046	4-02103-0001	4-15543-0046
Address	34-47 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	255,400	37,260
Estimated Gross Income	\$184,800	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$574,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0051	4-02103-0001	4-15543-0046
Address	34-37 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	255,400	37,260
Estimated Gross Income	\$156,805	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$487,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0055	4-02103-0001	4-15543-0046
Address	34-29 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,380	255,400	37,260
Estimated Gross Income	\$180,180	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$560,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0060	4-02103-0001	4-15543-0046
Address	34-21 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,380	255,400	37,260
Estimated Gross Income	\$180,180	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$560,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0064	4-02103-0001	4-15543-0046
Address	34-13 80 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,105	255,400	37,260
Estimated Gross Income	\$166,155	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$516,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.25	12.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01268-0013	4-01455-0055	4-09694-0052
Address	34-24 82 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	59	78
Year Built	1937	1928	1927
Gross SqFt	97,260	46,662	50,070
Estimated Gross Income	\$1,069,860	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,320,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.10	\$48.00	\$50.00
Distance from Cooperative in miles		0.65	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01268-0033	4-01455-0055	4-09694-0052
Address	34-49 81 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	59	78
Year Built	1937	1928	1927
Gross SqFt	90,000	46,662	50,070
Estimated Gross Income	\$990,000	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,080,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.65	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01271-0014	4-00137-0020	
Address	35-20 72 STREET	41-15 46 STREET	
Neighborhood	JACKSON HEIGHTS	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	54	96	
Year Built	1936	1931	
Gross SqFt	61,956	73,197	
Estimated Gross Income	\$681,516	\$1,212,142	
Gross Income per SqFt	\$11.00	\$16.56	
Full Market Value	\$2,120,000	\$4,800,000	
Market Value per SqFt	\$34.20	\$66.00	
Distance from Cooperative in miles		1.25	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0001	4-02103-0001	4-15543-0046
Address	35-05 72 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	240	37
Year Built	1936	1938	1925
Gross SqFt	53,502	255,400	37,260
Estimated Gross Income	\$588,522	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$1,830,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.40	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0012	4-02103-0001	4-15543-0046
Address	35-20 73 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	96	240	37
Year Built	1937	1938	1925
Gross SqFt	99,552	255,400	37,260
Estimated Gross Income	\$1,095,072	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$3,400,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.40	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0040	4-02103-0001	4-15543-0046
Address	72-15 37 AVENUE	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	240	37
Year Built	1937	1938	1925
Gross SqFt	58,020	255,400	37,260
Estimated Gross Income	\$638,220	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$1,980,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.10	\$31.00	\$34.60
Distance from Cooperative in miles		2.40	12.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01274-0020	4-01304-0021	4-01274-0001
Address	35-38 75 STREET	40-19 72 STREET	74-10 35 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	210	50	217
Year Built	1951	1965	1954
Gross SqFt	172,362	30,618	147,000
Estimated Gross Income	\$2,240,706	\$626,917	\$2,402,638
Gross Income per SqFt	\$13.00	\$20.48	\$16.34
Full Market Value	\$8,180,000	\$2,720,000	\$9,510,000
Market Value per SqFt	\$47.50	\$89.00	\$65.00
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01275-0020	4-01455-0055	4-09694-0052
Address	35-36 76 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	59	78
Year Built	1940	1928	1927
Gross SqFt	108,000	46,662	50,070
Estimated Gross Income	\$1,188,000	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,690,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.95	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01275-0045	4-01455-0055	4-09694-0052
Address	35-35 75 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	59	78
Year Built	1941	1928	1927
Gross SqFt	104,500	46,662	50,070
Estimated Gross Income	\$1,149,500	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,570,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.95	5.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0001	4-01455-0055	4-09694-0052
Address	76-12 35 AVENUE	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	59	78
Year Built	1940	1928	1927
Gross SqFt	77,688	46,662	50,070
Estimated Gross Income	\$854,568	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$2,660,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.90	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0012	4-03620-0021	
Address	35-14 77 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	13,371	32,000	
Estimated Gross Income	\$173,823	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$635,000	\$1,270,000	
Market Value per SqFt	\$47.50	\$40.00	
Distance from Cooperative in miles		3.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0015	4-03620-0021	
Address	35-20 77 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	15,006	32,000	
Estimated Gross Income	\$195,078	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$712,000	\$1,270,000	
Market Value per SqFt	\$47.40	\$40.00	
Distance from Cooperative in miles		3.10	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0019	4-03620-0021	
Address	35-28 77 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	13,289	32,000	
Estimated Gross Income	\$172,757	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$631,000	\$1,270,000	
Market Value per SqFt	\$47.50	\$40.00	
Distance from Cooperative in miles		3.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0022	4-03620-0021	
Address	35-34 77 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	15,806	32,000	
Estimated Gross Income	\$205,478	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$750,000	\$1,270,000	
Market Value per SqFt	\$47.50	\$40.00	
Distance from Cooperative in miles		3.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0050	4-03620-0021	
Address	35-55 76 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	13,371	32,000	
Estimated Gross Income	\$173,823	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$635,000	\$1,270,000	
Market Value per SqFt	\$47.50	\$40.00	
Distance from Cooperative in miles		3.10	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0053	4-03620-0021	
Address	35-49 76 STREET	61-17 68 AVENUE	
Neighborhood	JACKSON HEIGHTS	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	44	
Year Built	1921	1921	
Gross SqFt	15,006	32,000	
Estimated Gross Income	\$195,078	\$367,360	
Gross Income per SqFt	\$13.00	\$11.48	
Full Market Value	\$712,000	\$1,270,000	
Market Value per SqFt	\$47.40	\$40.00	
Distance from Cooperative in miles		3.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0001	4-01455-0055	4-09694-0052
Address	77-02 35 AVENUE	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	59	78
Year Built	1937	1928	1927
Gross SqFt	101,856	46,662	50,070
Estimated Gross Income	\$1,120,416	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,480,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.85	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0012	4-01455-0055	4-09694-0052
Address	35-24 78 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	59	78
Year Built	1938	1928	1927
Gross SqFt	112,295	46,662	50,070
Estimated Gross Income	\$1,235,245	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,840,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.85	5.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0050	4-01455-0055	4-09694-0052
Address	35-53 77 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	59	78
Year Built	1937	1928	1927
Gross SqFt	65,628	46,662	50,070
Estimated Gross Income	\$721,908	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$2,290,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.90	\$48.00	\$50.00
Distance from Cooperative in miles		0.85	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0058	4-01455-0055	4-09694-0052
Address	35-25 77 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	59	78
Year Built	1937	1928	1927
Gross SqFt	115,600	46,662	50,070
Estimated Gross Income	\$1,271,600	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$3,950,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.85	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0014	4-01282-0191	4-01282-0193
Address	35-16 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	18,730	10,208	10,208
Estimated Gross Income	\$243,490	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$889,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0018	4-01282-0191	4-01282-0193
Address	35-26 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,535	10,208	10,208
Estimated Gross Income	\$240,955	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$880,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0023	4-01282-0191	4-01282-0193
Address	35-36 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,595	10,208	10,208
Estimated Gross Income	\$241,735	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$882,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0027	4-01282-0191	4-01282-0193
Address	35-46 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,535	10,208	10,208
Estimated Gross Income	\$240,955	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$880,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0032	4-01282-0191	4-01282-0193
Address	35-56 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,280	10,208	10,208
Estimated Gross Income	\$237,640	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$867,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0050	4-01282-0191	4-01282-0193
Address	35-55 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,500	10,208	10,208
Estimated Gross Income	\$214,500	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$783,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0054	4-01282-0191	4-01282-0193
Address	35-45 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$779,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0058	4-01282-0191	4-01282-0193
Address	35-37 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$779,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0062	4-01282-0191	4-01282-0193
Address	35-31 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$779,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0066	4-01282-0191	4-01282-0193
Address	35-25 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$779,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0070	4-01282-0191	4-01282-0193
Address	35-15 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$779,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0012	4-01282-0191	4-01282-0193
Address	35-16 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$168,324	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$614,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0015	4-01282-0191	4-01282-0193
Address	35-22 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$168,324	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$614,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0018	4-01282-0191	4-01282-0193
Address	35-28 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$168,324	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$614,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0021	4-01282-0191	4-01282-0193
Address	35-36 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$168,324	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$614,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0024	4-01282-0191	4-01282-0193
Address	35-42 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,748	10,208	10,208
Estimated Gross Income	\$178,724	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$652,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0027	4-01282-0191	4-01282-0193
Address	35-48 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	14,548	10,208	10,208
Estimated Gross Income	\$189,124	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$690,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0030	4-01282-0191	4-01282-0193
Address	35-54 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,748	10,208	10,208
Estimated Gross Income	\$178,724	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$652,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0046	4-01455-0055	4-09694-0052
Address	35-45 79 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	59	78
Year Built	1939	1928	1927
Gross SqFt	81,000	46,662	50,070
Estimated Gross Income	\$891,000	\$607,868	\$688,638
Gross Income per SqFt	\$11.00	\$13.03	\$13.75
Full Market Value	\$2,770,000	\$2,220,000	\$2,510,000
Market Value per SqFt	\$34.20	\$48.00	\$50.00
Distance from Cooperative in miles		0.75	5.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0058	4-16083-0037	4-00490-0101
Address	35-21 79 STREET	71 BEACH 70 STREET	4 1 STREET
Neighborhood	JACKSON HEIGHTS	ARVERNE	ASTORIA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	82	174	1,104
Year Built	1948	1964	1950
Gross SqFt	70,000	155,000	1,116,500
Estimated Gross Income	\$770,000	\$4,300,000	\$14,514,500
Gross Income per SqFt	\$11.00	\$27.70	\$13.00
Full Market Value	\$2,390,000	\$10,100,000	\$34,000,000
Market Value per SqFt	\$34.10	\$65.00	\$30.50
Distance from Cooperative in miles		11.90	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0048	4-01282-0191	4-01282-0193
Address	35-55 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,470	10,208	10,208
Estimated Gross Income	\$175,110	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$639,000	\$349,000	\$655,000
Market Value per SqFt	\$47.40	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0051	4-01282-0191	4-01282-0193
Address	35-47 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,420	10,208	10,208
Estimated Gross Income	\$174,460	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$637,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0054	4-01282-0191	4-01282-0193
Address	35-41 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,420	10,208	10,208
Estimated Gross Income	\$174,460	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$637,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0057	4-01282-0191	4-01282-0193
Address	35-33 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$164,060	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$599,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0060	4-01282-0191	4-01282-0193
Address	35-27 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$164,060	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$599,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0063	4-01282-0191	4-01282-0193
Address	35-21 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$164,060	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$599,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0066	4-01282-0191	4-01282-0193
Address	35-15 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$164,060	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$599,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0013	4-01282-0191	4-01282-0193
Address	35-16 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1917	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$901,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.55	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0017	4-01282-0191	4-01282-0193
Address	35-20 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1917	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$901,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0018	4-01282-0191	4-01282-0193
Address	35-26 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1916	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$901,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0024	4-01282-0191	4-01282-0193
Address	35-30 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1916	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$112,288	\$165,364
Gross Income per SqFt	\$13.00	\$11.00	\$16.20
Full Market Value	\$901,000	\$349,000	\$655,000
Market Value per SqFt	\$47.50	\$34.00	\$64.00
Distance from Cooperative in miles		0.55	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0025	4-02103-0001	4-15543-0046
Address	35-40 82 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	240	37
Year Built	1936	1938	1925
Gross SqFt	68,406	255,400	37,260
Estimated Gross Income	\$752,466	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$2,340,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0033	4-02103-0001	4-15543-0046
Address	35-50 82 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	34	240	37
Year Built	1937	1938	1925
Gross SqFt	32,886	255,400	37,260
Estimated Gross Income	\$361,746	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$1,120,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.10	\$31.00	\$34.60
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0054	4-02103-0001	4-15543-0046
Address	35-35 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	240	37
Year Built	1937	1938	1925
Gross SqFt	59,628	255,400	37,260
Estimated Gross Income	\$655,908	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$2,040,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.10	12.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0065	4-02103-0001	4-15543-0046
Address	35-21 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	65	240	37
Year Built	1930	1938	1925
Gross SqFt	79,164	255,400	37,260
Estimated Gross Income	\$870,804	\$3,068,306	\$553,054
Gross Income per SqFt	\$11.00	\$12.01	\$14.84
Full Market Value	\$2,710,000	\$7,920,000	\$1,290,000
Market Value per SqFt	\$34.20	\$31.00	\$34.60
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01282-0175	4-00580-0030	4-00189-0014
Address	70-35 BROADWAY	32-02 29 STREET	43-23 40 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	135	63	74
Year Built	1927	1931	1930
Gross SqFt	110,000	48,000	52,000
Estimated Gross Income	\$1,210,000	\$765,856	\$752,826
Gross Income per SqFt	\$11.00	\$15.96	\$14.48
Full Market Value	\$3,760,000	\$3,030,000	\$2,750,000
Market Value per SqFt	\$34.20	\$63.00	\$53.00
Distance from Cooperative in miles		2.00	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01283-0016	4-12235-0022	
Address	37-30 73 STREET	116-30 GUY R BREWER BOULE	
Neighborhood	JACKSON HEIGHTS	SO. JAMAICA-BAISLEY PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	87	231	
Year Built	1962	1962	
Gross SqFt	72,868	214,496	
Estimated Gross Income	\$1,093,020	\$2,842,000	
Gross Income per SqFt	\$15.00	\$13.25	
Full Market Value	\$3,990,000	\$6,650,000	
Market Value per SqFt	\$55.00	\$31.00	
Distance from Cooperative in miles		7.20	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01284-0015	4-01304-0021	4-01274-0001
Address	37-31 73 STREET	40-19 72 STREET	74-10 35 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	159	50	217
Year Built	1962	1965	1954
Gross SqFt	160,573	30,618	147,000
Estimated Gross Income	\$2,408,595	\$626,917	\$2,402,638
Gross Income per SqFt	\$15.00	\$20.48	\$16.34
Full Market Value	\$8,790,000	\$2,720,000	\$9,510,000
Market Value per SqFt	\$55.00	\$89.00	\$65.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01290-0013	4-02102-0001	4-02117-0001
Address	37-16 80 STREET	64-33 98 STREET	99-19 66 AVENUE
Neighborhood	JACKSON HEIGHTS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	44	302	312
Year Built	1921	1938	1939
Gross SqFt	56,840	312,876	338,016
Estimated Gross Income	\$738,920	\$4,067,291	\$3,950,000
Gross Income per SqFt	\$13.00	\$13.00	\$11.69
Full Market Value	\$2,700,000	\$11,600,000	\$13,600,000
Market Value per SqFt	\$47.50	\$37.00	\$40.20
Distance from Cooperative in miles		2.00	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0012	4-00580-0030	4-00189-0014
Address	37-20 81 STREET	32-02 29 STREET	43-23 40 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	83	63	74
Year Built	1925	1931	1930
Gross SqFt	67,468	48,000	52,000
Estimated Gross Income	\$742,148	\$765,856	\$752,826
Gross Income per SqFt	\$11.00	\$15.96	\$14.48
Full Market Value	\$2,310,000	\$3,030,000	\$2,750,000
Market Value per SqFt	\$34.20	\$63.00	\$53.00
Distance from Cooperative in miles		2.45	2.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0053	4-01291-0049	4-01291-0056
Address	37-51 80 STREET	37-57 80 STREET	37-43 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	27	27
Year Built	1922	1922	1922
Gross SqFt	20,750	20,750	20,750
Estimated Gross Income	\$306,673	\$306,673	\$321,494
Gross Income per SqFt	\$14.78	\$14.78	\$15.49
Full Market Value	\$1,120,000	\$1,120,000	\$1,270,000
Market Value per SqFt	\$54.00	\$54.00	\$61.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0064	4-01312-0010	4-01292-0069
Address	37-21 80 STREET	72-10 41 AVENUE	37-15 81 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	143	59
Year Built	1928	1955	1925
Gross SqFt	83,000	128,535	49,862
Estimated Gross Income	\$913,000	\$1,601,968	\$736,459
Gross Income per SqFt	\$11.00	\$12.46	\$14.77
Full Market Value	\$2,840,000	\$5,530,000	\$2,690,000
Market Value per SqFt	\$34.20	\$43.00	\$54.00
Distance from Cooperative in miles		0.50	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01304-0049	4-01299-0024	4-01299-0010
Address	40-12 73 STREET	40-07 67 STREET	40-35 67 STREET
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	35	40
Year Built	1926	1921	1925
Gross SqFt	26,600	22,410	28,250
Estimated Gross Income	\$345,800	\$373,962	\$395,108
Gross Income per SqFt	\$13.00	\$16.69	\$13.99
Full Market Value	\$1,260,000	\$1,480,000	\$1,440,000
Market Value per SqFt	\$47.40	\$66.00	\$51.00
Distance from Cooperative in miles		0.25	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01312-0043	4-01301-0010	4-01307-0023
Address	41-42 73 STREET	40-33 69 STREET	67-14 41 AVENUE
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	83	104	90
Year Built	1965	1964	1964
Gross SqFt	76,278	76,230	71,700
Estimated Gross Income	\$1,067,892	\$1,175,941	\$1,023,398
Gross Income per SqFt	\$14.00	\$15.43	\$14.27
Full Market Value	\$3,900,000	\$4,650,000	\$3,740,000
Market Value per SqFt	\$51.00	\$61.00	\$52.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01314-0011	4-12235-0022	
Address	41-31 51 STREET	116-30 GUY R BREWER BOULE	
Neighborhood	WOODSIDE	SO. JAMAICA-BAISLEY PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	76	231	
Year Built	1964	1962	
Gross SqFt	67,416	214,496	
Estimated Gross Income	\$741,576	\$2,842,000	
Gross Income per SqFt	\$11.00	\$13.25	
Full Market Value	\$2,300,000	\$6,650,000	
Market Value per SqFt	\$34.10	\$31.00	
Distance from Cooperative in miles		7.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01334-0022	4-01280-0001	4-01294-0029
Address	59-11 QUEENS BOULEVARD	80-08 35 AVENUE	61-17 WOODSIDE AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	WOODSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	89	90	88
Year Built	1931	1950	1932
Gross SqFt	85,804	73,800	64,000
Estimated Gross Income	\$943,844	\$1,145,047	\$876,790
Gross Income per SqFt	\$11.00	\$15.52	\$13.70
Full Market Value	\$2,930,000	\$4,530,000	\$3,200,000
Market Value per SqFt	\$34.10	\$61.00	\$50.00
Distance from Cooperative in miles		1.20	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01340-0001	4-01336-0052	4-01339-0028
Address	63-11 QUEENS BOULEVARD	40-14 62 STREET	43-06 63 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	56	56
Year Built	1963	1963	1973
Gross SqFt	136,944	42,924	41,860
Estimated Gross Income	\$1,643,328	\$631,784	\$749,345
Gross Income per SqFt	\$12.00	\$14.72	\$17.90
Full Market Value	\$5,670,000	\$2,310,000	\$2,970,000
Market Value per SqFt	\$41.40	\$54.00	\$71.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01418-0001	4-01490-0018	4-02086-0040
Address	32-20 89 STREET	79-11 41 AVENUE	62-60 99 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	396	357	419
Year Built	1952	1958	1960
Gross SqFt	399,204	313,120	503,000
Estimated Gross Income	\$-	\$4,817,462	\$5,774,400
Gross Income per SqFt	\$0.00	\$15.39	\$11.48
Full Market Value	\$19,500,000	\$19,100,000	\$19,900,000
Market Value per SqFt	\$48.80	\$61.00	\$39.60
Distance from Cooperative in miles		0.80	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01420-0001	4-02086-0040	4-01490-0018
Address	32-23 90 STREET	62-60 99 STREET	79-11 41 AVENUE
Neighborhood	JACKSON HEIGHTS	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	396	419	357
Year Built	1953	1960	1958
Gross SqFt	399,204	503,000	313,120
Estimated Gross Income	\$4,391,244	\$5,774,400	\$4,817,462
Gross Income per SqFt	\$11.00	\$11.48	\$15.39
Full Market Value	\$13,600,000	\$19,900,000	\$19,100,000
Market Value per SqFt	\$34.10	\$40.00	\$61.00
Distance from Cooperative in miles		2.00	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01421-0001	4-01490-0018	4-02086-0040
Address	32-45 91 STREET	79-11 41 AVENUE	62-60 99 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	330	357	419
Year Built	1952	1958	1960
Gross SqFt	332,660	313,120	503,000
Estimated Gross Income	\$3,659,260	\$4,817,462	\$5,774,400
Gross Income per SqFt	\$11.00	\$15.39	\$11.48
Full Market Value	\$11,400,000	\$19,100,000	\$19,900,000
Market Value per SqFt	\$34.30	\$61.00	\$39.60
Distance from Cooperative in miles		0.90	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01422-0019	4-01456-0046	4-01456-0029
Address	32-30 93 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	47	48
Year Built	1933	1938	1937
Gross SqFt	41,316	46,854	46,854
Estimated Gross Income	\$454,476	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,410,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.10	\$48.00	\$44.20
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01430-0043	4-01459-0040	4-01446-0033
Address	33-33 82 STREET	35-65 85 STREET	85-05 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	66	90
Year Built	1952	1957	1952
Gross SqFt	71,562	48,300	83,238
Estimated Gross Income	\$787,182	\$686,719	\$980,379
Gross Income per SqFt	\$11.00	\$14.22	\$11.78
Full Market Value	\$2,450,000	\$2,510,000	\$3,380,000
Market Value per SqFt	\$34.20	\$52.00	\$40.60
Distance from Cooperative in miles		0.30	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01434-0029	4-01432-0034	4-01448-0032
Address	86-11 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	49	84
Year Built	1951	1954	1951
Gross SqFt	73,800	50,900	79,012
Estimated Gross Income	\$811,800	\$535,579	\$843,105
Gross Income per SqFt	\$11.00	\$10.52	\$10.67
Full Market Value	\$2,520,000	\$1,660,000	\$2,620,000
Market Value per SqFt	\$34.10	\$33.00	\$33.20
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01435-0029	4-01432-0034	4-01448-0032
Address	87-09 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	84
Year Built	1951	1954	1951
Gross SqFt	51,630	50,900	79,012
Estimated Gross Income	\$567,930	\$535,579	\$843,105
Gross Income per SqFt	\$11.00	\$10.52	\$10.67
Full Market Value	\$1,760,000	\$1,660,000	\$2,620,000
Market Value per SqFt	\$34.10	\$33.00	\$33.20
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01436-0032	4-01432-0034	4-01448-0032
Address	88-11 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	49	84
Year Built	1950	1954	1951
Gross SqFt	73,800	50,900	79,012
Estimated Gross Income	\$811,800	\$535,579	\$843,105
Gross Income per SqFt	\$11.00	\$10.52	\$10.67
Full Market Value	\$2,520,000	\$1,660,000	\$2,620,000
Market Value per SqFt	\$34.10	\$33.00	\$33.20
Distance from Cooperative in miles		0.20	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01438-0001	4-05137-0102	4-05137-0005
Address	33-31 NORTHERN BOULEVARD	43-70 KISSENA BOULEVARD	43-23 COLDEN STREET
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	360	325	322
Year Built	1957	1965	1965
Gross SqFt	369,450	317,277	317,305
Estimated Gross Income	\$4,063,950	\$5,180,463	\$5,169,402
Gross Income per SqFt	\$11.00	\$16.33	\$16.29
Full Market Value	\$12,600,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$34.10	\$65.00	\$65.00
Distance from Cooperative in miles		2.75	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01439-0001	4-05137-0102	4-05137-0005
Address	33-49 91 STREET	43-70 KISSENA BOULEVARD	43-23 COLDEN STREET
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	360	325	322
Year Built	1958	1965	1965
Gross SqFt	395,850	317,277	317,305
Estimated Gross Income	\$-	\$5,180,463	\$5,169,402
Gross Income per SqFt	\$0.00	\$16.33	\$16.29
Full Market Value	\$18,300,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$46.20	\$65.00	\$65.00
Distance from Cooperative in miles		2.70	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01440-0001	4-05137-0102	4-05137-0005
Address	33-11 92 STREET	43-70 KISSENA BOULEVARD	43-23 COLDEN STREET
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	360	325	322
Year Built	1958	1965	1965
Gross SqFt	395,940	317,277	317,305
Estimated Gross Income	\$2,815,153	\$5,180,463	\$5,169,402
Gross Income per SqFt	\$7.11	\$16.33	\$16.29
Full Market Value	\$6,590,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$16.64	\$65.00	\$65.00
Distance from Cooperative in miles		2.65	2.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01442-0001	4-01918-0045	4-01918-0050
Address	33-04 94 STREET	96-04 57 AVENUE	96-02 57 AVENUE
Neighborhood	JACKSON HEIGHTS	CORONA	CORONA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	240	220	226
Year Built	1959	1962	1962
Gross SqFt	246,480	254,600	246,521
Estimated Gross Income	\$2,711,280	\$2,915,660	\$2,925,474
Gross Income per SqFt	\$11.00	\$11.45	\$11.87
Full Market Value	\$8,420,000	\$10,100,000	\$10,100,000
Market Value per SqFt	\$34.20	\$40.00	\$41.00
Distance from Cooperative in miles		1.45	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0001	4-01456-0046	4-01456-0029
Address	82-06 34 AVENUE	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1928	1938	1937
Gross SqFt	39,162	46,854	46,854
Estimated Gross Income	\$430,782	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,340,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.20	\$48.00	\$44.20
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0006	4-01456-0046	4-01456-0029
Address	82-16 34 AVENUE	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1930	1938	1937
Gross SqFt	39,162	46,854	46,854
Estimated Gross Income	\$430,782	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,340,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.20	\$48.00	\$44.20
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0047	4-01526-0010	4-01574-0001
Address	34-51 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$202,800	\$233,129	\$190,160
Gross Income per SqFt	\$13.00	\$12.04	\$11.24
Full Market Value	\$740,000	\$804,000	\$591,000
Market Value per SqFt	\$47.40	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0049	4-01526-0010	4-01574-0001
Address	34-47 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$202,800	\$233,129	\$190,160
Gross Income per SqFt	\$13.00	\$12.04	\$11.24
Full Market Value	\$731,000	\$804,000	\$591,000
Market Value per SqFt	\$46.90	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0051	4-01526-0010	4-01574-0001
Address	34-43 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$-	\$233,129	\$190,160
Gross Income per SqFt	\$0.00	\$12.04	\$11.24
Full Market Value	\$632,000	\$804,000	\$591,000
Market Value per SqFt	\$40.50	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0053	4-01526-0010	4-01574-0001
Address	34-39 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$-	\$233,129	\$190,160
Gross Income per SqFt	\$0.00	\$12.04	\$11.24
Full Market Value	\$632,000	\$804,000	\$591,000
Market Value per SqFt	\$40.50	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0055	4-01526-0010	4-01574-0001
Address	34-35 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$-	\$233,129	\$190,160
Gross Income per SqFt	\$0.00	\$12.04	\$11.24
Full Market Value	\$632,000	\$804,000	\$591,000
Market Value per SqFt	\$40.50	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0057	4-01526-0010	4-01574-0001
Address	34-31 82 STREET	80-30 BROADWAY	41-71 DENMAN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	26	20
Year Built	1936	1928	1936
Gross SqFt	15,600	19,365	16,920
Estimated Gross Income	\$202,800	\$233,129	\$190,160
Gross Income per SqFt	\$13.00	\$12.04	\$11.24
Full Market Value	\$740,000	\$804,000	\$591,000
Market Value per SqFt	\$47.40	\$42.00	\$34.90
Distance from Cooperative in miles		0.70	0.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01446-0001	4-01468-0001	4-01280-0038
Address	85-10 34 AVENUE	94-02 35 AVENUE	80-01 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	144	100
Year Built	1927	1934	1928
Gross SqFt	104,478	111,648	98,492
Estimated Gross Income	\$1,149,258	\$1,521,474	\$1,824,409
Gross Income per SqFt	\$11.00	\$13.63	\$18.52
Full Market Value	\$3,570,000	\$5,550,000	\$7,220,000
Market Value per SqFt	\$34.20	\$50.00	\$73.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01446-0045	4-01249-0018	4-01263-0015
Address	34-41 85 STREET	33-24 77 STREET	34-34 77 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	145	216	120
Year Built	1946	1951	1951
Gross SqFt	170,500	176,000	104,000
Estimated Gross Income	\$234,464	\$2,498,202	\$1,474,999
Gross Income per SqFt	\$1.38	\$14.19	\$14.18
Full Market Value	\$7,920,000	\$9,120,000	\$5,380,000
Market Value per SqFt	\$46.50	\$52.00	\$52.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01447-0001	4-01468-0001	4-01280-0038
Address	86-10 34 AVENUE	94-02 35 AVENUE	80-01 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	144	100
Year Built	1937	1934	1928
Gross SqFt	104,476	111,648	98,492
Estimated Gross Income	\$1,149,236	\$1,521,474	\$1,824,409
Gross Income per SqFt	\$11.00	\$13.63	\$18.52
Full Market Value	\$3,570,000	\$5,550,000	\$7,220,000
Market Value per SqFt	\$34.20	\$50.00	\$73.00
Distance from Cooperative in miles		0.40	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01448-0001	4-01475-0001	4-01448-0032
Address	87-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1950	1954	1951
Gross SqFt	73,800	100,000	79,012
Estimated Gross Income	\$811,800	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$2,520,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.10	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01449-0001	4-01475-0001	4-01448-0032
Address	88-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1950	1954	1951
Gross SqFt	73,800	100,000	79,012
Estimated Gross Income	\$811,800	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$2,520,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.10	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01449-0032	4-01475-0001	4-01448-0032
Address	88-01 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	88	84
Year Built	1953	1954	1951
Gross SqFt	73,900	100,000	79,012
Estimated Gross Income	\$812,900	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$2,530,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.05

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01450-0032	4-01456-0046	4-01456-0029
Address	34-58 90 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	47	48
Year Built	1928	1938	1937
Gross SqFt	53,394	46,854	46,854
Estimated Gross Income	\$587,334	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,820,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.10	\$48.00	\$44.20
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01450-0039	4-01456-0046	4-01456-0029
Address	34-59 89 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	47	48
Year Built	1928	1938	1937
Gross SqFt	53,394	46,854	46,854
Estimated Gross Income	\$587,334	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,820,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.10	\$48.00	\$44.20
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01451-0001	4-01475-0001	4-01448-0032
Address	90-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	88	84
Year Built	1958	1954	1951
Gross SqFt	89,340	100,000	79,012
Estimated Gross Income	\$982,740	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$3,050,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.10	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01451-0032	4-01475-0001	4-01448-0032
Address	90-11 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	88	84
Year Built	1956	1954	1951
Gross SqFt	89,340	100,000	79,012
Estimated Gross Income	\$982,740	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$3,050,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.10	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01453-0034	4-01249-0018	4-01263-0015
Address	92-11 35 AVENUE	33-24 77 STREET	34-34 77 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	216	120
Year Built	1940	1951	1951
Gross SqFt	98,400	176,000	104,000
Estimated Gross Income	\$1,082,400	\$2,498,202	\$1,474,999
Gross Income per SqFt	\$11.00	\$14.19	\$14.18
Full Market Value	\$3,360,000	\$9,120,000	\$5,380,000
Market Value per SqFt	\$34.10	\$52.00	\$52.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01454-0001	4-01475-0001	4-01448-0032
Address	34-10 94 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	88	84
Year Built	1955	1954	1951
Gross SqFt	121,770	100,000	79,012
Estimated Gross Income	\$-	\$1,130,335	\$843,105
Gross Income per SqFt	\$0.00	\$11.30	\$10.67
Full Market Value	\$4,150,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.10	\$35.00	\$33.20
Distance from Cooperative in miles		0.40	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01455-0030	4-01475-0001	4-01448-0032
Address	94-11 34 ROAD	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	88	84
Year Built	1959	1954	1951
Gross SqFt	72,324	100,000	79,012
Estimated Gross Income	\$795,564	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$2,470,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01456-0052	4-01300-0040	4-01431-0035
Address	35-45 82 STREET	40-20 69 STREET	83-11 34 AVENUE
Neighborhood	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	16
Year Built	1920	1927	1928
Gross SqFt	19,685	17,662	13,179
Estimated Gross Income	\$255,905	\$263,685	\$210,852
Gross Income per SqFt	\$13.00	\$14.93	\$16.00
Full Market Value	\$934,000	\$963,000	\$835,000
Market Value per SqFt	\$47.40	\$55.00	\$63.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01456-0056	4-01300-0040	4-01431-0035
Address	35-35 82 STREET	40-20 69 STREET	83-11 34 AVENUE
Neighborhood	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	16
Year Built	1920	1927	1928
Gross SqFt	19,685	17,662	13,179
Estimated Gross Income	\$255,905	\$263,685	\$210,852
Gross Income per SqFt	\$13.00	\$14.93	\$16.00
Full Market Value	\$934,000	\$963,000	\$835,000
Market Value per SqFt	\$47.40	\$55.00	\$63.00
Distance from Cooperative in miles		0.75	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0001	4-01451-0047	4-01512-0026
Address	83-12 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	162	84
Year Built	1937	1927	1938
Gross SqFt	85,002	95,904	99,383
Estimated Gross Income	\$-	\$1,383,785	\$996,309
Gross Income per SqFt	\$0.00	\$14.43	\$10.02
Full Market Value	\$3,300,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$38.80	\$53.00	\$28.60
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0006	4-01451-0047	4-01512-0026
Address	83-10 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	162	84
Year Built	1937	1927	1938
Gross SqFt	85,002	95,904	99,383
Estimated Gross Income	\$935,022	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$2,910,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.20	\$53.00	\$28.60
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0018	4-01451-0047	4-01512-0026
Address	35-34 84 STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	162	84
Year Built	1930	1927	1938
Gross SqFt	78,378	95,904	99,383
Estimated Gross Income	\$862,158	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$2,680,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.20	\$53.00	\$28.60
Distance from Cooperative in miles		0.35	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0048	4-01743-0047	4-01532-0016
Address	35-49 83 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	20	16
Year Built	1948	1926	1933
Gross SqFt	17,000	15,752	14,952
Estimated Gross Income	\$221,000	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$807,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0001	4-01451-0047	4-01512-0026
Address	84-02 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	162	84
Year Built	1937	1927	1938
Gross SqFt	109,476	95,904	99,383
Estimated Gross Income	\$1,204,236	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$3,740,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.20	\$53.00	\$28.60
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0012	4-01451-0047	4-01512-0026
Address	35-16 85 STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	162	84
Year Built	1940	1927	1938
Gross SqFt	123,000	95,904	99,383
Estimated Gross Income	\$1,353,000	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$4,200,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.10	\$53.00	\$28.60
Distance from Cooperative in miles		0.35	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0020	4-01475-0001	4-01448-0032
Address	35-50 85 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1955	1954	1951
Gross SqFt	89,424	100,000	79,012
Estimated Gross Income	\$983,664	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$3,120,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.90	\$35.00	\$33.20
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01459-0001	4-01490-0018	4-05137-0005
Address	35-11 86 STREET	79-11 41 AVENUE	43-23 COLDEN STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	348	357	322
Year Built	1953	1958	1965
Gross SqFt	306,990	313,120	317,305
Estimated Gross Income	\$3,376,890	\$4,817,462	\$5,169,402
Gross Income per SqFt	\$11.00	\$15.39	\$16.29
Full Market Value	\$10,500,000	\$19,100,000	\$20,500,000
Market Value per SqFt	\$34.20	\$61.00	\$65.00
Distance from Cooperative in miles		0.40	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01461-0006	4-01456-0046	4-01456-0029
Address	35-06 88 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	47	48
Year Built	1938	1938	1937
Gross SqFt	53,268	46,854	46,854
Estimated Gross Income	\$-	\$610,815	\$599,056
Gross Income per SqFt	\$0.00	\$13.04	\$12.79
Full Market Value	\$2,480,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$46.60	\$48.00	\$44.20
Distance from Cooperative in miles		0.25	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01462-0001	4-01475-0001	4-01448-0032
Address	88-02 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	88	84
Year Built	1953	1954	1951
Gross SqFt	81,900	100,000	79,012
Estimated Gross Income	\$900,900	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$2,800,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01463-0001	4-01451-0047	4-01512-0026
Address	89-10 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	162	84
Year Built	1931	1927	1938
Gross SqFt	79,022	95,904	99,383
Estimated Gross Income	\$869,242	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$2,700,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.20	\$53.00	\$28.60
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01470-0012	4-01456-0046	4-01456-0029
Address	37-16 83 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	47	48
Year Built	1928	1938	1937
Gross SqFt	59,678	46,854	46,854
Estimated Gross Income	\$775,814	\$610,815	\$599,056
Gross Income per SqFt	\$13.00	\$13.04	\$12.79
Full Market Value	\$2,830,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$47.40	\$48.00	\$44.20
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01470-0024	4-01475-0001	4-01448-0032
Address	37-30 83 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	88	84
Year Built	1955	1954	1951
Gross SqFt	83,814	100,000	79,012
Estimated Gross Income	\$1,089,582	\$1,130,335	\$843,105
Gross Income per SqFt	\$13.00	\$11.30	\$10.67
Full Market Value	\$3,980,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$47.50	\$35.00	\$33.20
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0011	4-01743-0047	4-01532-0016
Address	37-12 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$185,900	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$679,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0015	4-01743-0047	4-01532-0016
Address	37-22 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$224,120	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$818,000	\$683,000	\$729,000
Market Value per SqFt	\$47.40	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0020	4-01743-0047	4-01532-0016
Address	37-34 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	18,900	15,752	14,952
Estimated Gross Income	\$245,700	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$897,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0028	4-01743-0047	4-01532-0016
Address	37-46 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$224,120	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$818,000	\$683,000	\$729,000
Market Value per SqFt	\$47.40	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0034	4-01743-0047	4-01532-0016
Address	37-56 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$185,900	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$679,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0047	4-01743-0047	4-01532-0016
Address	37-55 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$185,900	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$679,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0051	4-01743-0047	4-01532-0016
Address	37-45 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$224,120	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$818,000	\$683,000	\$729,000
Market Value per SqFt	\$47.40	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0060	4-01743-0047	4-01532-0016
Address	37-33 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	18,910	15,752	14,952
Estimated Gross Income	\$-	\$197,900	\$199,706
Gross Income per SqFt	\$0.00	\$12.56	\$13.36
Full Market Value	\$906,000	\$683,000	\$729,000
Market Value per SqFt	\$47.90	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0065	4-01743-0047	4-01532-0016
Address	37-23 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$224,120	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$818,000	\$683,000	\$729,000
Market Value per SqFt	\$47.40	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0068	4-01743-0047	4-01532-0016
Address	37-11 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,305	15,752	14,952
Estimated Gross Income	\$185,965	\$197,900	\$199,706
Gross Income per SqFt	\$13.00	\$12.56	\$13.36
Full Market Value	\$679,000	\$683,000	\$729,000
Market Value per SqFt	\$47.50	\$43.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0012	4-01581-0001	4-02115-0001
Address	37-20 87 STREET	83-45 BROADWAY	65-09 99 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	168	194	133
Year Built	1951	1956	1946
Gross SqFt	168,600	179,494	142,260
Estimated Gross Income	\$1,854,600	\$2,339,115	\$1,400,000
Gross Income per SqFt	\$11.00	\$13.03	\$9.84
Full Market Value	\$5,760,000	\$8,070,000	\$3,990,000
Market Value per SqFt	\$34.20	\$45.00	\$28.00
Distance from Cooperative in miles		0.60	1.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0047	4-01459-0040	4-01432-0034
Address	37-51 86 STREET	35-65 85 STREET	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	79	66	49
Year Built	1955	1957	1954
Gross SqFt	69,654	48,300	50,900
Estimated Gross Income	\$766,194	\$686,719	\$535,579
Gross Income per SqFt	\$11.00	\$14.22	\$10.52
Full Market Value	\$2,430,000	\$2,510,000	\$1,660,000
Market Value per SqFt	\$34.90	\$52.00	\$32.60
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0058	4-01475-0001	4-01448-0032
Address	37-27 86 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	88	84
Year Built	1951	1954	1951
Gross SqFt	115,602	100,000	79,012
Estimated Gross Income	\$1,271,622	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$3,950,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01488-0042	4-01518-0050	4-01518-0060
Address	40-37 77 STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	60	60
Year Built	1941	1940	1940
Gross SqFt	57,272	60,000	60,000
Estimated Gross Income	\$629,992	\$778,477	\$769,805
Gross Income per SqFt	\$11.00	\$12.97	\$12.83
Full Market Value	\$1,960,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$34.20	\$47.00	\$44.30
Distance from Cooperative in miles		0.45	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01497-0023	4-01581-0001	4-02115-0001
Address	41-50 78 STREET	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	168	194	133
Year Built	1951	1956	1946
Gross SqFt	148,956	179,494	142,260
Estimated Gross Income	\$1,638,516	\$2,339,115	\$1,400,000
Gross Income per SqFt	\$11.00	\$13.03	\$9.84
Full Market Value	\$5,090,000	\$8,070,000	\$3,990,000
Market Value per SqFt	\$34.20	\$45.00	\$28.00
Distance from Cooperative in miles		0.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-0001	4-01518-0050	4-01518-0060
Address	40-05 ITHACA STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	60
Year Built	1941	1940	1940
Gross SqFt	60,000	60,000	60,000
Estimated Gross Income	\$660,000	\$778,477	\$769,805
Gross Income per SqFt	\$11.00	\$12.97	\$12.83
Full Market Value	\$2,050,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$34.20	\$47.00	\$44.30
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-0012	4-01518-0050	4-01518-0060
Address	40-18 HAMPTON STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60
Year Built	1940	1940	1940
Gross SqFt	54,545	60,000	60,000
Estimated Gross Income	\$599,995	\$778,477	\$769,805
Gross Income per SqFt	\$11.00	\$12.97	\$12.83
Full Market Value	\$1,860,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$34.10	\$47.00	\$44.30
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01506-0047	4-01518-0050	4-01518-0060
Address	40-66 ITHACA STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1940	1940	1940
Gross SqFt	66,000	60,000	60,000
Estimated Gross Income	\$726,000	\$778,477	\$769,805
Gross Income per SqFt	\$11.00	\$12.97	\$12.83
Full Market Value	\$2,260,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$34.20	\$47.00	\$44.30
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01506-0062	4-01475-0001	4-01448-0032
Address	41-67 JUDGE STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	88	84
Year Built	1963	1954	1951
Gross SqFt	100,332	100,000	79,012
Estimated Gross Income	\$1,103,652	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.00	\$11.30	\$10.67
Full Market Value	\$3,430,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$34.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01507-0005	4-01492-0032	4-01459-0040
Address	81-14 BAXTER AVENUE	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	51	53	66
Year Built	1963	1963	1957
Gross SqFt	32,947	33,600	48,300
Estimated Gross Income	\$362,417	\$464,956	\$686,719
Gross Income per SqFt	\$11.00	\$13.84	\$14.22
Full Market Value	\$1,130,000	\$1,700,000	\$2,510,000
Market Value per SqFt	\$34.30	\$51.00	\$52.00
Distance from Cooperative in miles		0.10	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01508-0011	4-01451-0047	4-01512-0026
Address	42-22 KETCHAM STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	162	84
Year Built	1926	1927	1938
Gross SqFt	99,876	95,904	99,383
Estimated Gross Income	\$1,098,636	\$1,383,785	\$996,309
Gross Income per SqFt	\$11.00	\$14.43	\$10.02
Full Market Value	\$3,410,000	\$5,050,000	\$2,840,000
Market Value per SqFt	\$34.10	\$53.00	\$28.60
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-0006	4-01468-0001	4-01280-0038
Address	42-02 LAYTON STREET	94-02 35 AVENUE	80-01 37 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	89	144	100
Year Built	1926	1934	1928
Gross SqFt	77,358	111,648	98,492
Estimated Gross Income	\$850,938	\$1,521,474	\$1,824,409
Gross Income per SqFt	\$11.00	\$13.63	\$18.52
Full Market Value	\$2,640,000	\$5,550,000	\$7,220,000
Market Value per SqFt	\$34.10	\$50.00	\$73.00
Distance from Cooperative in miles		0.80	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-0052	4-01456-0046	4-01456-0029
Address	42-52 LAYTON STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1939	1938	1937
Gross SqFt	43,122	46,854	46,854
Estimated Gross Income	\$474,342	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,470,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.10	\$48.00	\$44.20
Distance from Cooperative in miles		0.50	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01513-0028	4-01581-0001	4-02115-0001
Address	88-11 ELMHURST AVENUE	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	82	194	133
Year Built	1937	1956	1946
Gross SqFt	92,244	179,494	142,260
Estimated Gross Income	\$1,014,684	\$2,339,115	\$1,400,000
Gross Income per SqFt	\$11.00	\$13.03	\$9.84
Full Market Value	\$3,220,000	\$8,070,000	\$3,990,000
Market Value per SqFt	\$34.90	\$45.00	\$28.00
Distance from Cooperative in miles		0.40	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01517-0033	4-01581-0001	4-02115-0001
Address	83-45 VIETOR AVENUE	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	153	194	133
Year Built	1961	1956	1946
Gross SqFt	116,400	179,494	142,260
Estimated Gross Income	\$1,280,400	\$2,339,115	\$1,400,000
Gross Income per SqFt	\$11.00	\$13.03	\$9.84
Full Market Value	\$3,980,000	\$8,070,000	\$3,990,000
Market Value per SqFt	\$34.20	\$45.00	\$28.00
Distance from Cooperative in miles		0.25	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01517-0059	4-01432-0034	4-01459-0040
Address	83-25 VIETOR AVENUE	33-52 85 STREET	35-65 85 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	49	66
Year Built	1963	1954	1957
Gross SqFt	58,500	50,900	48,300
Estimated Gross Income	\$643,500	\$535,579	\$686,719
Gross Income per SqFt	\$11.00	\$10.52	\$14.22
Full Market Value	\$2,000,000	\$1,660,000	\$2,510,000
Market Value per SqFt	\$34.20	\$33.00	\$52.00
Distance from Cooperative in miles		0.80	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0009	4-01489-0018	4-01581-0001
Address	83-30 VIETOR AVENUE	40-40 79 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	202	192	194
Year Built	1963	1956	1956
Gross SqFt	156,660	176,480	179,494
Estimated Gross Income	\$1,723,260	\$2,277,067	\$2,339,115
Gross Income per SqFt	\$11.00	\$12.90	\$13.03
Full Market Value	\$5,350,000	\$8,310,000	\$8,070,000
Market Value per SqFt	\$34.20	\$47.00	\$45.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0023	4-01459-0040	4-01432-0034
Address	83-60 VIETOR AVENUE	35-65 85 STREET	33-52 85 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	99	66	49
Year Built	1956	1957	1954
Gross SqFt	71,000	48,300	50,900
Estimated Gross Income	\$781,000	\$686,719	\$535,579
Gross Income per SqFt	\$11.00	\$14.22	\$10.52
Full Market Value	\$2,430,000	\$2,510,000	\$1,660,000
Market Value per SqFt	\$34.20	\$52.00	\$32.60
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0040	4-01456-0046	4-01456-0029
Address	42-42 JUDGE STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1938	1938	1937
Gross SqFt	45,498	46,854	46,854
Estimated Gross Income	\$500,478	\$610,815	\$599,056
Gross Income per SqFt	\$11.00	\$13.04	\$12.79
Full Market Value	\$1,560,000	\$2,230,000	\$2,070,000
Market Value per SqFt	\$34.30	\$48.00	\$44.20
Distance from Cooperative in miles		0.55	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01520-0005	4-01566-0001	4-01567-0040
Address	74-02 43 AVENUE	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	74	98
Year Built	1962	1959	1962
Gross SqFt	72,369	69,000	82,700
Estimated Gross Income	\$796,059	\$846,548	\$1,017,059
Gross Income per SqFt	\$11.00	\$12.27	\$12.30
Full Market Value	\$2,530,000	\$2,920,000	\$3,510,000
Market Value per SqFt	\$35.00	\$42.00	\$42.40
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01526-0016	4-01566-0001	4-01567-0040
Address	42-26 81 STREET	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	74	98
Year Built	1962	1959	1962
Gross SqFt	74,052	69,000	82,700
Estimated Gross Income	\$814,572	\$846,548	\$1,017,059
Gross Income per SqFt	\$11.00	\$12.27	\$12.30
Full Market Value	\$2,530,000	\$2,920,000	\$3,510,000
Market Value per SqFt	\$34.20	\$42.00	\$42.40
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-0001	4-01842-0071	4-01842-0031
Address	81-11 45 AVENUE	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	163	150	109
Year Built	1961	1963	1962
Gross SqFt	121,080	127,140	107,010
Estimated Gross Income	\$1,331,880	\$1,958,235	\$1,323,704
Gross Income per SqFt	\$11.00	\$15.40	\$12.37
Full Market Value	\$4,140,000	\$7,750,000	\$4,570,000
Market Value per SqFt	\$34.20	\$61.00	\$42.70
Distance from Cooperative in miles		0.55	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01531-0021	4-01492-0032	4-01459-0040
Address	78-06 46 AVENUE	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	56	53	66
Year Built	1966	1963	1957
Gross SqFt	35,700	33,600	48,300
Estimated Gross Income	\$392,700	\$464,956	\$686,719
Gross Income per SqFt	\$11.00	\$13.84	\$14.22
Full Market Value	\$1,220,000	\$1,700,000	\$2,510,000
Market Value per SqFt	\$34.20	\$51.00	\$52.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01545-0033	4-01842-0071	4-01842-0031
Address	83-37 ST JAMES AVENUE	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	122	150	109
Year Built	1957	1963	1962
Gross SqFt	115,861	127,140	107,010
Estimated Gross Income	\$1,274,471	\$1,958,235	\$1,323,704
Gross Income per SqFt	\$11.00	\$15.40	\$12.37
Full Market Value	\$3,960,000	\$7,750,000	\$4,570,000
Market Value per SqFt	\$34.20	\$61.00	\$42.70
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01547-0001	4-01566-0001	4-01567-0040
Address	84-19 51 AVENUE	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	74	98
Year Built	1953	1959	1962
Gross SqFt	87,780	69,000	82,700
Estimated Gross Income	\$965,580	\$846,548	\$1,017,059
Gross Income per SqFt	\$11.00	\$12.27	\$12.30
Full Market Value	\$3,000,000	\$2,920,000	\$3,510,000
Market Value per SqFt	\$34.20	\$42.00	\$42.40
Distance from Cooperative in miles		0.55	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01547-0016	4-01566-0001	4-01567-0040
Address	85-14 BROADWAY	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	74	98
Year Built	1952	1959	1962
Gross SqFt	79,710	69,000	82,700
Estimated Gross Income	\$876,810	\$846,548	\$1,017,059
Gross Income per SqFt	\$11.00	\$12.27	\$12.30
Full Market Value	\$2,720,000	\$2,920,000	\$3,510,000
Market Value per SqFt	\$34.10	\$42.00	\$42.40
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01548-0006	4-01566-0001	4-01564-0034
Address	84-20 51 AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	74	90
Year Built	1961	1959	1961
Gross SqFt	52,230	69,000	68,500
Estimated Gross Income	\$574,530	\$846,548	\$818,200
Gross Income per SqFt	\$11.00	\$12.27	\$11.94
Full Market Value	\$1,790,000	\$2,920,000	\$2,820,000
Market Value per SqFt	\$34.30	\$42.00	\$41.20
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01551-0026	4-01512-0026	4-01451-0047
Address	92-05 WHITNEY AVENUE	88-35 ELMHURST AVENUE	34-19 90 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	84	162
Year Built	1939	1938	1927
Gross SqFt	123,228	99,383	95,904
Estimated Gross Income	\$1,355,508	\$996,309	\$1,383,785
Gross Income per SqFt	\$11.00	\$10.02	\$14.43
Full Market Value	\$4,210,000	\$2,840,000	\$5,050,000
Market Value per SqFt	\$34.20	\$29.00	\$53.00
Distance from Cooperative in miles		0.15	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01555-0001	4-02115-0001	4-01581-0001
Address	88-12 ELMHURST AVENUE	65-09 99 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	90	133	194
Year Built	1941	1946	1956
Gross SqFt	88,426	142,260	179,494
Estimated Gross Income	\$972,686	\$1,400,000	\$2,339,115
Gross Income per SqFt	\$11.00	\$9.84	\$13.03
Full Market Value	\$3,020,000	\$3,990,000	\$8,070,000
Market Value per SqFt	\$34.20	\$28.00	\$45.00
Distance from Cooperative in miles		1.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01560-0001	4-01581-0001	4-02115-0001
Address	44-05 MACNISH STREET	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	169	194	133
Year Built	1951	1956	1946
Gross SqFt	144,932	179,494	142,260
Estimated Gross Income	\$1,594,252	\$2,339,115	\$1,400,000
Gross Income per SqFt	\$11.00	\$13.03	\$9.84
Full Market Value	\$4,950,000	\$8,070,000	\$3,990,000
Market Value per SqFt	\$34.20	\$45.00	\$28.00
Distance from Cooperative in miles		0.15	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01560-0006	4-01566-0001	4-01567-0040
Address	44-10 KETCHAM STREET	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	74	98
Year Built	1940	1959	1962
Gross SqFt	71,196	69,000	82,700
Estimated Gross Income	\$783,156	\$846,548	\$1,017,059
Gross Income per SqFt	\$11.00	\$12.27	\$12.30
Full Market Value	\$2,430,000	\$2,920,000	\$3,510,000
Market Value per SqFt	\$34.10	\$42.00	\$42.40
Distance from Cooperative in miles		0.35	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01561-0012	4-01842-0071	4-01842-0031
Address	44-10 MACNISH STREET	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	126	150	109
Year Built	1950	1963	1962
Gross SqFt	97,032	127,140	107,010
Estimated Gross Income	\$1,067,352	\$1,958,235	\$1,323,704
Gross Income per SqFt	\$11.00	\$15.40	\$12.37
Full Market Value	\$3,320,000	\$7,750,000	\$4,570,000
Market Value per SqFt	\$34.20	\$61.00	\$42.70
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01564-0004	4-01518-0050	4-01518-0060
Address	92-16 WHITNEY AVENUE	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1941	1940	1940
Gross SqFt	69,654	60,000	60,000
Estimated Gross Income	\$766,194	\$778,477	\$769,805
Gross Income per SqFt	\$11.00	\$12.97	\$12.83
Full Market Value	\$2,380,000	\$2,840,000	\$2,660,000
Market Value per SqFt	\$34.20	\$47.00	\$44.30
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01566-0039	4-01566-0001	4-01564-0034
Address	92-29 LAMONT AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	74	90
Year Built	1963	1959	1961
Gross SqFt	61,500	69,000	68,500
Estimated Gross Income	\$676,500	\$846,548	\$818,200
Gross Income per SqFt	\$11.00	\$12.27	\$11.94
Full Market Value	\$2,100,000	\$2,920,000	\$2,820,000
Market Value per SqFt	\$34.10	\$42.00	\$41.20
Distance from Cooperative in miles		0.00	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01569-0037	4-01566-0001	4-01564-0034
Address	91-15 LAMONT AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	74	90
Year Built	1962	1959	1961
Gross SqFt	61,896	69,000	68,500
Estimated Gross Income	\$680,856	\$846,548	\$818,200
Gross Income per SqFt	\$11.00	\$12.27	\$11.94
Full Market Value	\$2,120,000	\$2,920,000	\$2,820,000
Market Value per SqFt	\$34.30	\$42.00	\$41.20
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01580-0037	4-01516-0049	4-01518-0044
Address	86-25 DONGAN AVENUE	42-29 JUDGE STREET	42-54 JUDGE STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	41	41
Year Built	1937	1941	1939
Gross SqFt	24,444	32,070	32,550
Estimated Gross Income	\$268,884	\$420,300	\$503,164
Gross Income per SqFt	\$11.00	\$13.11	\$15.46
Full Market Value	\$835,000	\$1,530,000	\$1,990,000
Market Value per SqFt	\$34.20	\$48.00	\$61.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01580-0041	4-01516-0049	4-01518-0044
Address	86-15 DONGAN AVENUE	42-29 JUDGE STREET	42-54 JUDGE STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	41	41
Year Built	1950	1941	1939
Gross SqFt	24,990	32,070	32,550
Estimated Gross Income	\$274,890	\$420,300	\$503,164
Gross Income per SqFt	\$11.00	\$13.11	\$15.46
Full Market Value	\$854,000	\$1,530,000	\$1,990,000
Market Value per SqFt	\$34.20	\$48.00	\$61.00
Distance from Cooperative in miles		0.25	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01679-0001	4-01492-0032	4-01459-0040
Address	108-05 ASTORIA BOULEVARD	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	EAST ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	53	66
Year Built	1965	1963	1957
Gross SqFt	39,267	33,600	48,300
Estimated Gross Income	\$488,874	\$464,956	\$686,719
Gross Income per SqFt	\$12.45	\$13.84	\$14.22
Full Market Value	\$1,690,000	\$1,700,000	\$2,510,000
Market Value per SqFt	\$43.00	\$51.00	\$52.00
Distance from Cooperative in miles		1.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01727-0008	4-05137-0102	4-05137-0005
Address	112-24 NORTHERN BOULEVARD	43-70 KISSENA BOULEVARD	43-23 COLDEN STREET
Neighborhood	CORONA	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	301	325	322
Year Built	1953	1965	1965
Gross SqFt	290,000	317,277	317,305
Estimated Gross Income	\$3,915,000	\$5,180,463	\$5,169,402
Gross Income per SqFt	\$13.50	\$16.33	\$16.29
Full Market Value	\$14,300,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$49.30	\$65.00	\$65.00
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0012	4-01918-0052	4-01909-0001
Address	87-10 51 AVENUE	96-10 57 AVENUE	55-15 99 STREET
Neighborhood	ELMHURST	CORONA	CORONA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	152	225	138
Year Built	1962	1962	1961
Gross SqFt	141,954	239,442	156,048
Estimated Gross Income	\$1,675,000	\$2,718,887	\$2,832,315
Gross Income per SqFt	\$11.80	\$11.36	\$18.15
Full Market Value	\$5,780,000	\$8,450,000	\$6,630,000
Market Value per SqFt	\$40.70	\$35.00	\$42.50
Distance from Cooperative in miles		0.70	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0104	4-01909-0001	4-01918-0052
Address	86-15 BROADWAY	55-15 99 STREET	96-10 57 AVENUE
Neighborhood	ELMHURST	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	155	138	225
Year Built	1964	1961	1962
Gross SqFt	192,640	156,048	239,442
Estimated Gross Income	\$2,311,600	\$2,832,315	\$2,718,887
Gross Income per SqFt	\$12.00	\$18.15	\$11.36
Full Market Value	\$7,980,000	\$6,630,000	\$8,450,000
Market Value per SqFt	\$41.40	\$43.00	\$35.30
Distance from Cooperative in miles		0.85	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01841-0001	4-01475-0001	4-01842-0031
Address	89-20 55 AVENUE	87-10 37 AVENUE	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	88	109
Year Built	1957	1954	1962
Gross SqFt	109,796	100,000	107,010
Estimated Gross Income	\$1,285,000	\$1,130,335	\$1,323,704
Gross Income per SqFt	\$11.70	\$11.30	\$12.37
Full Market Value	\$4,430,000	\$3,510,000	\$4,570,000
Market Value per SqFt	\$40.30	\$35.00	\$42.70
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01857-0038	4-01475-0001	4-01448-0032
Address	90-59 56 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	109	88	84
Year Built	1962	1954	1951
Gross SqFt	114,642	100,000	79,012
Estimated Gross Income	\$1,295,500	\$1,130,335	\$843,105
Gross Income per SqFt	\$11.30	\$11.30	\$10.67
Full Market Value	\$4,030,000	\$3,510,000	\$2,620,000
Market Value per SqFt	\$35.20	\$35.00	\$33.20
Distance from Cooperative in miles		0.95	1.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0011	4-01958-0026	4-01448-0032
Address	92-30 56 AVENUE	58-35 GRANGER STREET	87-07 35 AVENUE
Neighborhood	ELMHURST	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	102	84
Year Built	1962	1962	1951
Gross SqFt	100,796	86,400	79,012
Estimated Gross Income	\$1,125,000	\$1,138,606	\$843,105
Gross Income per SqFt	\$11.16	\$13.18	\$10.67
Full Market Value	\$3,500,000	\$4,160,000	\$2,620,000
Market Value per SqFt	\$34.70	\$48.00	\$33.20
Distance from Cooperative in miles		0.75	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0045	4-02134-0013	4-01448-0032
Address	92-31 57 AVENUE	102-30 67 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	FOREST HILLS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	123	84
Year Built	1965	1963	1951
Gross SqFt	100,308	135,400	79,012
Estimated Gross Income	\$1,193,000	\$1,736,514	\$843,105
Gross Income per SqFt	\$11.89	\$12.83	\$10.67
Full Market Value	\$4,120,000	\$5,990,000	\$2,620,000
Market Value per SqFt	\$41.10	\$44.00	\$33.20
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01907-0001	4-02132-0045	4-02134-0013
Address	55-30 98 PLACE	66-25 103 STREET	102-30 67 AVENUE
Neighborhood	CORONA	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	138	148	123
Year Built	1964	1964	1963
Gross SqFt	149,548	169,348	135,400
Estimated Gross Income	\$1,937,000	\$2,290,769	\$1,736,514
Gross Income per SqFt	\$12.95	\$13.53	\$12.83
Full Market Value	\$7,070,000	\$8,360,000	\$5,990,000
Market Value per SqFt	\$47.30	\$49.00	\$44.20
Distance from Cooperative in miles		0.90	0.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01908-0001	4-01475-0001	4-02134-0013
Address	55-25 98 PLACE	87-10 37 AVENUE	102-30 67 AVENUE
Neighborhood	CORONA	JACKSON HEIGHTS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	88	123
Year Built	1965	1954	1963
Gross SqFt	225,240	100,000	135,400
Estimated Gross Income	\$2,756,000	\$1,130,335	\$1,736,514
Gross Income per SqFt	\$12.24	\$11.30	\$12.83
Full Market Value	\$9,510,000	\$3,510,000	\$5,990,000
Market Value per SqFt	\$42.20	\$35.00	\$44.20
Distance from Cooperative in miles		1.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01911-0001	4-01845-0010	4-01909-0001
Address	94-11 59 AVENUE	89-50 56 AVENUE	55-15 99 STREET
Neighborhood	ELMHURST	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	185	167	138
Year Built	1964	1963	1961
Gross SqFt	161,130	177,692	156,048
Estimated Gross Income	\$1,985,000	\$1,906,376	\$2,832,315
Gross Income per SqFt	\$12.32	\$10.73	\$18.15
Full Market Value	\$6,850,000	\$5,920,000	\$6,630,000
Market Value per SqFt	\$42.50	\$33.00	\$42.50
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01945-0001	4-01958-0026	4-01909-0001
Address	99-04 57 AVENUE	58-35 GRANGER STREET	55-15 99 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	102	138
Year Built	1962	1962	1961
Gross SqFt	156,960	86,400	156,048
Estimated Gross Income	\$2,140,000	\$1,138,606	\$2,832,315
Gross Income per SqFt	\$13.63	\$13.18	\$18.15
Full Market Value	\$7,810,000	\$4,160,000	\$6,630,000
Market Value per SqFt	\$49.80	\$48.00	\$42.50
Distance from Cooperative in miles		0.25	0.05

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01946-0001	4-01918-0045	4-01909-0001
Address	99-06 58 AVENUE	96-04 57 AVENUE	55-15 99 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	225	220	138
Year Built	1962	1962	1961
Gross SqFt	235,440	254,600	156,048
Estimated Gross Income	\$3,180,000	\$2,915,660	\$2,832,315
Gross Income per SqFt	\$13.51	\$11.45	\$18.15
Full Market Value	\$11,600,000	\$10,100,000	\$6,630,000
Market Value per SqFt	\$49.30	\$40.00	\$42.50
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01947-0001	4-01845-0010	4-01918-0055
Address	99-25 60 AVENUE	89-50 56 AVENUE	96-08 57 AVENUE
Neighborhood	CORONA	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	136	167	232
Year Built	1961	1963	1962
Gross SqFt	149,804	177,692	237,443
Estimated Gross Income	\$1,705,000	\$1,906,376	\$2,650,581
Gross Income per SqFt	\$11.38	\$10.73	\$11.16
Full Market Value	\$5,880,000	\$5,920,000	\$8,240,000
Market Value per SqFt	\$39.30	\$33.00	\$34.70
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01947-0018	4-01475-0001	4-05137-0005
Address	99-30 59 AVENUE	87-10 37 AVENUE	43-23 GOLDEN STREET
Neighborhood	CORONA	JACKSON HEIGHTS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	225	88	322
Year Built	1962	1954	1965
Gross SqFt	235,440	100,000	317,305
Estimated Gross Income	\$2,883,000	\$1,130,335	\$5,169,402
Gross Income per SqFt	\$12.25	\$11.30	\$16.29
Full Market Value	\$9,950,000	\$3,510,000	\$20,500,000
Market Value per SqFt	\$42.30	\$35.00	\$65.00
Distance from Cooperative in miles		1.40	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01948-0001	4-01566-0001	4-01448-0032
Address	99-10 60 AVENUE	42-07 WHITNEY AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	74	84
Year Built	1961	1959	1951
Gross SqFt	74,300	69,000	79,012
Estimated Gross Income	\$899,030	\$846,548	\$843,105
Gross Income per SqFt	\$12.10	\$12.27	\$10.67
Full Market Value	\$3,100,000	\$2,920,000	\$2,620,000
Market Value per SqFt	\$41.70	\$42.00	\$33.20
Distance from Cooperative in miles		1.10	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01949-0090	4-01451-0047	4-01475-0001
Address	59-21 CALLOWAY STREET	34-19 90 STREET	87-10 37 AVENUE
Neighborhood	CORONA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	162	88
Year Built	1968	1927	1954
Gross SqFt	101,858	95,904	100,000
Estimated Gross Income	\$1,132,400	\$1,383,785	\$1,130,335
Gross Income per SqFt	\$11.12	\$14.43	\$11.30
Full Market Value	\$3,520,000	\$5,050,000	\$3,510,000
Market Value per SqFt	\$34.60	\$53.00	\$35.10
Distance from Cooperative in miles		1.50	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01949-0106	4-01918-0055	4-01448-0032
Address	58-03 CALLOWAY STREET	96-08 57 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	232	84
Year Built	1968	1962	1951
Gross SqFt	169,500	237,443	79,012
Estimated Gross Income	\$2,050,950	\$2,650,581	\$843,105
Gross Income per SqFt	\$12.10	\$11.16	\$10.67
Full Market Value	\$7,080,000	\$8,240,000	\$2,620,000
Market Value per SqFt	\$41.80	\$35.00	\$33.20
Distance from Cooperative in miles		0.30	1.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01964-0001	4-01958-0026	4-01448-0032
Address	59-30 108 STREET	58-35 GRANGER STREET	87-07 35 AVENUE
Neighborhood	CORONA	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	102	84
Year Built	1965	1962	1951
Gross SqFt	164,334	86,400	79,012
Estimated Gross Income	\$2,218,500	\$1,138,606	\$843,105
Gross Income per SqFt	\$13.50	\$13.18	\$10.67
Full Market Value	\$8,100,000	\$4,160,000	\$2,620,000
Market Value per SqFt	\$49.30	\$48.00	\$33.20
Distance from Cooperative in miles		0.05	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02082-0107	4-03175-0001	4-02132-0045
Address	61-15 97 STREET	104-20 QUEENS BOULEVARD	66-25 103 STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	446	1,327	148
Year Built	1960	1960	1964
Gross SqFt	395,000	1,741,458	169,348
Estimated Gross Income	\$4,995,000	\$27,497,621	\$2,290,769
Gross Income per SqFt	\$12.65	\$15.79	\$13.53
Full Market Value	\$17,200,000	\$109,000,000	\$8,360,000
Market Value per SqFt	\$43.50	\$63.00	\$49.40
Distance from Cooperative in miles		0.95	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02086-0050	4-03175-0001	4-02086-0040
Address	97-40 62 DRIVE	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	1,098	1,327	419
Year Built	1955	1960	1960
Gross SqFt	1,076,000	1,741,458	503,000
Estimated Gross Income	\$12,850,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$11.94	\$15.79	\$11.48
Full Market Value	\$44,300,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$41.20	\$63.00	\$39.60
Distance from Cooperative in miles		0.80	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02089-0041	4-04986-0018	4-02265-0079
Address	97-11 63 DRIVE	147-11 34 AVENUE	75-05 113 STREET
Neighborhood	REGO PARK	FLUSHING-NORTH	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	54	92
Year Built	1959	1959	1951
Gross SqFt	30,672	49,000	60,025
Estimated Gross Income	\$378,000	\$587,514	\$904,382
Gross Income per SqFt	\$12.32	\$11.99	\$15.07
Full Market Value	\$1,300,000	\$2,030,000	\$3,580,000
Market Value per SqFt	\$42.40	\$41.00	\$60.00
Distance from Cooperative in miles		3.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02093-0001	4-03175-0001	4-02086-0040
Address	61-15 98 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	630	1,327	419
Year Built	1960	1960	1960
Gross SqFt	580,800	1,741,458	503,000
Estimated Gross Income	\$7,958,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$13.70	\$15.79	\$11.48
Full Market Value	\$29,000,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$49.90	\$63.00	\$39.60
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02093-0245	4-03175-0001	4-02136-0013
Address	61-25 98 STREET	104-20 QUEENS BOULEVARD	102-20 67 DRIVE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	492	1,327	81
Year Built	1960	1960	1960
Gross SqFt	387,200	1,741,458	70,000
Estimated Gross Income	\$5,980,000	\$27,497,621	\$1,026,701
Gross Income per SqFt	\$15.44	\$15.79	\$14.67
Full Market Value	\$23,700,000	\$109,000,000	\$3,750,000
Market Value per SqFt	\$61.00	\$63.00	\$54.00
Distance from Cooperative in miles		0.90	0.75

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-0040	4-02138-0011	4-02139-0026
Address	63-33 98 PLACE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1948	1942	1941
Gross SqFt	162,280	97,200	132,960
Estimated Gross Income	\$2,354,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.51	\$17.05	\$16.77
Full Market Value	\$8,590,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$53.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0015	4-02138-0011	4-02139-0026
Address	98-19 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1949	1942	1941
Gross SqFt	117,920	97,200	132,960
Estimated Gross Income	\$1,750,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.84	\$17.05	\$16.77
Full Market Value	\$6,390,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0021	4-02138-0011	4-02139-0026
Address	98-33 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$2,089,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.72	\$17.05	\$16.77
Full Market Value	\$7,620,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.60	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0029	4-02138-0011	4-02139-0026
Address	98-50 63 DRIVE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$2,089,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.72	\$17.05	\$16.77
Full Market Value	\$7,620,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0001	4-02138-0011	4-02139-0001
Address	98-09 64 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,089,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.72	\$17.05	\$13.25
Full Market Value	\$7,620,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$54.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0016	4-02138-0011	4-02139-0001
Address	98-25 64 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,089,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.72	\$17.05	\$13.25
Full Market Value	\$7,620,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$54.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.55	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0024	4-02138-0011	4-02139-0026
Address	98-40 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$2,089,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.72	\$17.05	\$16.77
Full Market Value	\$7,620,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02111-0001	4-03175-0001	4-02121-0021
Address	99-05 63 DRIVE	104-20 QUEENS BOULEVARD	102-40 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	558	1,327	129
Year Built	1952	1960	1956
Gross SqFt	470,526	1,741,458	122,000
Estimated Gross Income	\$5,625,000	\$27,497,621	\$1,470,665
Gross Income per SqFt	\$11.95	\$15.79	\$12.05
Full Market Value	\$19,400,000	\$109,000,000	\$5,070,000
Market Value per SqFt	\$41.20	\$63.00	\$41.60
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0001	4-02121-0051	4-02139-0026
Address	63-61 99 STREET	102-45 62 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	122	112
Year Built	1947	1956	1941
Gross SqFt	115,800	103,400	132,960
Estimated Gross Income	\$1,720,000	\$1,372,647	\$2,229,710
Gross Income per SqFt	\$14.85	\$13.28	\$16.77
Full Market Value	\$6,280,000	\$5,010,000	\$8,830,000
Market Value per SqFt	\$54.00	\$49.00	\$66.00
Distance from Cooperative in miles		0.25	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0014	4-02138-0011	4-02139-0026
Address	99-31 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1941
Gross SqFt	114,600	97,200	132,960
Estimated Gross Income	\$1,710,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.92	\$17.05	\$16.77
Full Market Value	\$6,240,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0030	4-02138-0011	4-02139-0026
Address	99-41 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1941
Gross SqFt	114,600	97,200	132,960
Estimated Gross Income	\$1,710,000	\$1,657,665	\$2,229,710
Gross Income per SqFt	\$14.92	\$17.05	\$16.77
Full Market Value	\$6,240,000	\$6,560,000	\$8,830,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02113-0001	4-02138-0011	4-02138-0043
Address	64-11 99 STREET	103-26 68 ROAD	104-21 68 DRIVE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	118	105	104
Year Built	1952	1942	1942
Gross SqFt	131,340	97,200	97,200
Estimated Gross Income	\$1,956,966	\$1,657,665	\$1,622,143
Gross Income per SqFt	\$14.90	\$17.05	\$16.69
Full Market Value	\$7,140,000	\$6,560,000	\$6,420,000
Market Value per SqFt	\$54.00	\$67.00	\$66.00
Distance from Cooperative in miles		0.50	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0001	4-02138-0011	4-02113-0034
Address	64-33 99 STREET	103-26 68 ROAD	99-60 64 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	96	105	132
Year Built	1946	1942	1952
Gross SqFt	114,600	97,200	119,985
Estimated Gross Income	\$1,375,000	\$1,657,665	\$1,430,946
Gross Income per SqFt	\$12.00	\$17.05	\$11.93
Full Market Value	\$4,740,000	\$6,560,000	\$4,940,000
Market Value per SqFt	\$41.40	\$67.00	\$41.20
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0034	4-02138-0011	4-02113-0034
Address	64-34 102 STREET	103-26 68 ROAD	99-60 64 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	160	105	132
Year Built	1952	1942	1952
Gross SqFt	135,960	97,200	119,985
Estimated Gross Income	\$1,985,000	\$1,657,665	\$1,430,946
Gross Income per SqFt	\$14.60	\$17.05	\$11.93
Full Market Value	\$7,250,000	\$6,560,000	\$4,940,000
Market Value per SqFt	\$53.00	\$67.00	\$41.20
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0043	4-02113-0034	4-02116-0006
Address	99-63 66 AVENUE	99-60 64 AVENUE	99-12 65 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	132	65
Year Built	1951	1952	1949
Gross SqFt	93,118	119,985	70,500
Estimated Gross Income	\$1,165,000	\$1,430,946	\$675,000
Gross Income per SqFt	\$12.51	\$11.93	\$9.57
Full Market Value	\$4,020,000	\$4,940,000	\$1,930,000
Market Value per SqFt	\$43.20	\$41.00	\$27.40
Distance from Cooperative in miles		0.15	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0065	4-02113-0034	4-02265-0079
Address	99-15 66 AVENUE	99-60 64 AVENUE	75-05 113 STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	132	92
Year Built	1954	1952	1951
Gross SqFt	52,800	119,985	60,025
Estimated Gross Income	\$666,000	\$1,430,946	\$904,382
Gross Income per SqFt	\$12.61	\$11.93	\$15.07
Full Market Value	\$2,300,000	\$4,940,000	\$3,580,000
Market Value per SqFt	\$43.60	\$41.00	\$60.00
Distance from Cooperative in miles		0.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02124-0056	4-02121-0051	4-02122-0028
Address	102-21 63 ROAD	102-45 62 ROAD	102-50 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	122	102
Year Built	1955	1956	1956
Gross SqFt	83,420	103,400	99,350
Estimated Gross Income	\$1,084,460	\$1,372,647	\$1,258,396
Gross Income per SqFt	\$13.00	\$13.28	\$12.67
Full Market Value	\$3,960,000	\$5,010,000	\$4,340,000
Market Value per SqFt	\$47.50	\$49.00	\$43.70
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0018	4-02113-0034	4-02116-0006
Address	102-17 64 AVENUE	99-60 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	132	65
Year Built	1949	1952	1949
Gross SqFt	108,000	119,985	70,500
Estimated Gross Income	\$1,404,000	\$1,430,946	\$675,000
Gross Income per SqFt	\$13.00	\$11.93	\$9.57
Full Market Value	\$5,120,000	\$4,940,000	\$1,930,000
Market Value per SqFt	\$47.40	\$41.00	\$27.40
Distance from Cooperative in miles		0.10	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0027	4-02121-0051	4-02122-0028
Address	102-35 64 ROAD	102-45 62 ROAD	102-50 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	122	102
Year Built	1949	1956	1956
Gross SqFt	108,000	103,400	99,350
Estimated Gross Income	\$1,405,000	\$1,372,647	\$1,258,396
Gross Income per SqFt	\$13.01	\$13.28	\$12.67
Full Market Value	\$5,130,000	\$5,010,000	\$4,340,000
Market Value per SqFt	\$47.50	\$49.00	\$43.70
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02129-0014	4-02138-0011	4-02139-0001
Address	102-12 65 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	184	105	112
Year Built	1952	1942	1943
Gross SqFt	151,700	97,200	111,672
Estimated Gross Income	\$2,179,800	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.37	\$17.05	\$13.25
Full Market Value	\$7,960,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$52.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02132-0054	4-02107-0024	4-02265-0079
Address	66-10 YELLOWSTONE BOULEVA	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	62	92
Year Built	1958	1964	1951
Gross SqFt	62,508	55,300	60,025
Estimated Gross Income	\$1,018,880	\$843,325	\$904,382
Gross Income per SqFt	\$16.30	\$15.25	\$15.07
Full Market Value	\$4,030,000	\$3,340,000	\$3,580,000
Market Value per SqFt	\$64.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.55	1.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02133-0016	4-03175-0001	4-02086-0040
Address	102-10 66 ROAD	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	498	1,327	419
Year Built	1964	1960	1960
Gross SqFt	552,840	1,741,458	503,000
Estimated Gross Income	\$6,720,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$12.16	\$15.79	\$11.48
Full Market Value	\$23,200,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$42.00	\$63.00	\$39.60
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02133-0036	4-02132-0045	4-02104-0001
Address	66-36 YELLOWSTONE BOULEVA	66-25 103 STREET	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	244	148	206
Year Built	1964	1964	1952
Gross SqFt	272,000	169,348	204,340
Estimated Gross Income	\$3,350,000	\$2,290,769	\$2,656,420
Gross Income per SqFt	\$12.32	\$13.53	\$13.00
Full Market Value	\$11,600,000	\$8,360,000	\$9,700,000
Market Value per SqFt	\$42.60	\$49.00	\$47.50
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0032	4-02138-0011	4-02210-0018
Address	67-12 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	135	105	118
Year Built	1951	1942	1941
Gross SqFt	141,728	97,200	133,323
Estimated Gross Income	\$2,019,620	\$1,657,665	\$1,913,286
Gross Income per SqFt	\$14.25	\$17.05	\$14.35
Full Market Value	\$7,370,000	\$6,560,000	\$6,980,000
Market Value per SqFt	\$52.00	\$67.00	\$52.00
Distance from Cooperative in miles		0.20	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0050	4-02113-0034	4-02121-0051
Address	102-25 67 ROAD	99-60 64 AVENUE	102-45 62 ROAD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	132	122
Year Built	1952	1952	1956
Gross SqFt	127,416	119,985	103,400
Estimated Gross Income	\$1,820,000	\$1,430,946	\$1,372,647
Gross Income per SqFt	\$14.28	\$11.93	\$13.28
Full Market Value	\$6,640,000	\$4,940,000	\$5,010,000
Market Value per SqFt	\$52.00	\$41.00	\$48.50
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0036	4-02138-0011	4-02121-0051
Address	67-40 YELLOWSTONE BOULEVA	103-26 68 ROAD	102-45 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	112	105	122
Year Built	1951	1942	1956
Gross SqFt	103,226	97,200	103,400
Estimated Gross Income	\$1,515,000	\$1,657,665	\$1,372,647
Gross Income per SqFt	\$14.68	\$17.05	\$13.28
Full Market Value	\$5,530,000	\$6,560,000	\$5,010,000
Market Value per SqFt	\$54.00	\$67.00	\$48.50
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0050	4-02136-0013	4-02265-0079
Address	102-55 67 DRIVE	102-20 67 DRIVE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	81	92
Year Built	1952	1960	1951
Gross SqFt	68,640	70,000	60,025
Estimated Gross Income	\$1,105,000	\$1,026,701	\$904,382
Gross Income per SqFt	\$16.10	\$14.67	\$15.07
Full Market Value	\$4,370,000	\$3,750,000	\$3,580,000
Market Value per SqFt	\$64.00	\$54.00	\$60.00
Distance from Cooperative in miles		0.05	1.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0021	4-02138-0011	4-02265-0079
Address	102-40 67 DRIVE	103-26 68 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	80	105	92
Year Built	1949	1942	1951
Gross SqFt	78,030	97,200	60,025
Estimated Gross Income	\$1,260,000	\$1,657,665	\$904,382
Gross Income per SqFt	\$16.15	\$17.05	\$15.07
Full Market Value	\$4,990,000	\$6,560,000	\$3,580,000
Market Value per SqFt	\$64.00	\$67.00	\$60.00
Distance from Cooperative in miles		0.10	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0051	4-02138-0011	4-02121-0051
Address	103-25 68 AVENUE	103-26 68 ROAD	102-45 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	107	105	122
Year Built	1953	1942	1956
Gross SqFt	102,472	97,200	103,400
Estimated Gross Income	\$1,500,000	\$1,657,665	\$1,372,647
Gross Income per SqFt	\$14.64	\$17.05	\$13.28
Full Market Value	\$5,480,000	\$6,560,000	\$5,010,000
Market Value per SqFt	\$53.00	\$67.00	\$48.50
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02137-0013	4-02121-0051	4-02265-0079
Address	103-26 68 AVENUE	102-45 62 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	122	92
Year Built	1949	1956	1951
Gross SqFt	72,223	103,400	60,025
Estimated Gross Income	\$978,000	\$1,372,647	\$904,382
Gross Income per SqFt	\$13.54	\$13.28	\$15.07
Full Market Value	\$3,570,000	\$5,010,000	\$3,580,000
Market Value per SqFt	\$49.40	\$49.00	\$60.00
Distance from Cooperative in miles		0.75	0.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02139-0007	4-02135-0013	4-02137-0046
Address	104-20 68 DRIVE	102-40 67 ROAD	103-19 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	135	81
Year Built	1956	1960	1954
Gross SqFt	126,000	137,700	71,000
Estimated Gross Income	\$1,650,000	\$1,733,190	\$1,085,468
Gross Income per SqFt	\$13.10	\$12.59	\$15.29
Full Market Value	\$6,020,000	\$5,980,000	\$4,300,000
Market Value per SqFt	\$47.80	\$43.00	\$61.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02140-0021	4-02139-0026	4-02139-0001
Address	69-10 YELLOWSTONE BOULEVA	68-64 YELLOWSTONE BOULEVA	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	112	112
Year Built	1942	1941	1943
Gross SqFt	191,000	132,960	111,672
Estimated Gross Income	\$2,698,000	\$2,229,710	\$1,480,000
Gross Income per SqFt	\$14.13	\$16.77	\$13.25
Full Market Value	\$9,850,000	\$8,830,000	\$5,400,000
Market Value per SqFt	\$52.00	\$66.00	\$48.40
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02141-0001	4-02139-0026	4-02138-0029
Address	69-40 YELLOWSTONE BOULEVA	68-64 YELLOWSTONE BOULEVA	68-38 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	127	112	111
Year Built	1942	1941	1941
Gross SqFt	154,400	132,960	139,960
Estimated Gross Income	\$2,240,000	\$2,229,710	\$1,920,809
Gross Income per SqFt	\$14.51	\$16.77	\$13.72
Full Market Value	\$8,180,000	\$8,830,000	\$7,010,000
Market Value per SqFt	\$53.00	\$66.00	\$50.00
Distance from Cooperative in miles		0.10	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02144-0020	4-02137-0046	4-02265-0079
Address	105-55 62 DRIVE	103-19 68 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	81	92
Year Built	1956	1954	1951
Gross SqFt	54,996	71,000	60,025
Estimated Gross Income	\$920,000	\$1,085,468	\$904,382
Gross Income per SqFt	\$16.73	\$15.29	\$15.07
Full Market Value	\$3,640,000	\$4,300,000	\$3,580,000
Market Value per SqFt	\$66.00	\$61.00	\$60.00
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02148-0001	4-02138-0011	4-02139-0001
Address	63-61 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	288,711	97,200	111,672
Estimated Gross Income	\$4,330,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.00	\$17.05	\$13.25
Full Market Value	\$15,800,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$55.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02150-0001	4-02138-0011	4-02139-0001
Address	64-35 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	273,771	97,200	111,672
Estimated Gross Income	\$4,185,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.29	\$17.05	\$13.25
Full Market Value	\$16,600,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$61.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.45	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02151-0101	4-02138-0011	4-02139-0001
Address	65-05 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	180	105	112
Year Built	1949	1942	1943
Gross SqFt	156,108	97,200	111,672
Estimated Gross Income	\$2,380,647	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.25	\$17.05	\$13.25
Full Market Value	\$9,420,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$60.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02151-0127	4-02090-0047	4-02146-0028
Address	65-10 108 STREET	97-25 64 AVENUE	63-10 108 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	81	113	76
Year Built	1954	1950	1955
Gross SqFt	85,427	98,000	82,730
Estimated Gross Income	\$1,110,000	\$1,240,205	\$987,593
Gross Income per SqFt	\$12.99	\$12.66	\$11.94
Full Market Value	\$4,050,000	\$4,280,000	\$3,410,000
Market Value per SqFt	\$47.40	\$44.00	\$41.20
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0101	4-02138-0011	4-02139-0001
Address	105-07 66 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1949	1942	1943
Gross SqFt	109,800	97,200	111,672
Estimated Gross Income	\$1,648,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.01	\$17.05	\$13.25
Full Market Value	\$6,020,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$55.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.35	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0106	4-02107-0024	4-02265-0079
Address	105-10 65 ROAD	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	62	92
Year Built	1950	1964	1951
Gross SqFt	43,308	55,300	60,025
Estimated Gross Income	\$714,580	\$843,325	\$904,382
Gross Income per SqFt	\$16.50	\$15.25	\$15.07
Full Market Value	\$2,830,000	\$3,340,000	\$3,580,000
Market Value per SqFt	\$65.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0133	4-02107-0024	4-02265-0079
Address	65-30 108 STREET	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	62	92
Year Built	1950	1964	1951
Gross SqFt	77,400	55,300	60,025
Estimated Gross Income	\$1,277,100	\$843,325	\$904,382
Gross Income per SqFt	\$16.50	\$15.25	\$15.07
Full Market Value	\$5,050,000	\$3,340,000	\$3,580,000
Market Value per SqFt	\$65.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02153-0001	4-02138-0011	4-02139-0001
Address	105-07 66 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	200	105	112
Year Built	1950	1942	1943
Gross SqFt	183,115	97,200	111,672
Estimated Gross Income	\$2,746,725	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.00	\$17.05	\$13.25
Full Market Value	\$10,000,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$55.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.30	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02154-0001	4-02238-0019	4-02104-0001
Address	66-38 YELLOWSTONE BOULEVA	72-72 112 STREET	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	246	118	206
Year Built	1950	1939	1952
Gross SqFt	222,030	137,500	204,340
Estimated Gross Income	\$3,251,000	\$2,031,830	\$2,656,420
Gross Income per SqFt	\$14.64	\$14.78	\$13.00
Full Market Value	\$11,900,000	\$7,420,000	\$9,700,000
Market Value per SqFt	\$54.00	\$54.00	\$47.50
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02155-0001	4-03155-0027	4-02104-0001
Address	67-07 YELLOWSTONE BOULEVA	98-01 67 AVENUE	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	276	286	206
Year Built	1950	1959	1952
Gross SqFt	244,368	275,197	204,340
Estimated Gross Income	\$3,582,000	\$4,144,718	\$2,656,420
Gross Income per SqFt	\$14.66	\$15.06	\$13.00
Full Market Value	\$13,100,000	\$16,400,000	\$9,700,000
Market Value per SqFt	\$54.00	\$60.00	\$47.50
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02156-0001	4-02138-0011	4-02139-0001
Address	67-35 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1947	1942	1943
Gross SqFt	118,096	97,200	111,672
Estimated Gross Income	\$1,612,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$13.65	\$17.05	\$13.25
Full Market Value	\$5,880,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$49.80	\$67.00	\$48.40
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02156-0014	4-02104-0001	4-03322-0040
Address	67-38 108 STREET	98-41 QUEENS BOULEVARD	83-57 118 STREET
Neighborhood	FOREST HILLS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	206	186
Year Built	1949	1952	1940
Gross SqFt	213,850	204,340	212,202
Estimated Gross Income	\$2,619,660	\$2,656,420	\$2,983,560
Gross Income per SqFt	\$12.25	\$13.00	\$14.06
Full Market Value	\$9,040,000	\$9,700,000	\$10,900,000
Market Value per SqFt	\$42.30	\$48.00	\$51.00
Distance from Cooperative in miles		0.40	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02157-0001	4-02138-0011	4-02139-0001
Address	67-71 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1948	1942	1943
Gross SqFt	115,566	97,200	111,672
Estimated Gross Income	\$1,677,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.51	\$17.05	\$13.25
Full Market Value	\$6,120,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$53.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02157-0015	4-02104-0001	4-03322-0040
Address	67-66 108 STREET	98-41 QUEENS BOULEVARD	83-57 118 STREET
Neighborhood	FOREST HILLS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	206	186
Year Built	1949	1952	1940
Gross SqFt	234,958	204,340	212,202
Estimated Gross Income	\$2,831,250	\$2,656,420	\$2,983,560
Gross Income per SqFt	\$12.05	\$13.00	\$14.06
Full Market Value	\$9,770,000	\$9,700,000	\$10,900,000
Market Value per SqFt	\$41.60	\$48.00	\$51.00
Distance from Cooperative in miles		0.45	1.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02158-0028	4-02234-0031	4-02265-0079
Address	68-10 108 STREET	110-56 71 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	92
Year Built	1931	1940	1951
Gross SqFt	74,532	49,664	60,025
Estimated Gross Income	\$1,095,000	\$678,493	\$904,382
Gross Income per SqFt	\$14.69	\$13.66	\$15.07
Full Market Value	\$4,000,000	\$2,480,000	\$3,580,000
Market Value per SqFt	\$54.00	\$50.00	\$60.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02162-0122	4-03175-0001	4-02086-0040
Address	61-20 COLONIAL AVENUE	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	424	1,327	419
Year Built	1965	1960	1960
Gross SqFt	428,836	1,741,458	503,000
Estimated Gross Income	\$5,245,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$12.23	\$15.79	\$11.48
Full Market Value	\$18,100,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$42.20	\$63.00	\$39.60
Distance from Cooperative in miles		1.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0001	4-02236-0012	4-02146-0028
Address	62-59 108 STREET	110-16 72 AVENUE	63-10 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	114	108	76
Year Built	1959	1951	1955
Gross SqFt	98,130	104,644	82,730
Estimated Gross Income	\$1,216,000	\$1,468,193	\$987,593
Gross Income per SqFt	\$12.39	\$14.03	\$11.94
Full Market Value	\$4,200,000	\$5,360,000	\$3,410,000
Market Value per SqFt	\$42.80	\$51.00	\$41.20
Distance from Cooperative in miles		1.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0016	4-02090-0047	4-02116-0006
Address	108-50 62 DRIVE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	98,000	70,500
Estimated Gross Income	\$1,285,000	\$1,240,205	\$675,000
Gross Income per SqFt	\$12.90	\$12.66	\$9.57
Full Market Value	\$4,690,000	\$4,280,000	\$1,930,000
Market Value per SqFt	\$47.10	\$44.00	\$27.40
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0039	4-02090-0047	4-02116-0006
Address	108-49 63 AVENUE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	98,000	70,500
Estimated Gross Income	\$1,294,500	\$1,240,205	\$675,000
Gross Income per SqFt	\$13.00	\$12.66	\$9.57
Full Market Value	\$4,720,000	\$4,280,000	\$1,930,000
Market Value per SqFt	\$47.40	\$44.00	\$27.40
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02167-0001	4-02090-0047	4-02116-0006
Address	63-09 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	113	65
Year Built	1956	1950	1949
Gross SqFt	98,085	98,000	70,500
Estimated Gross Income	\$1,226,000	\$1,240,205	\$675,000
Gross Income per SqFt	\$12.50	\$12.66	\$9.57
Full Market Value	\$4,230,000	\$4,280,000	\$1,930,000
Market Value per SqFt	\$43.10	\$44.00	\$27.40
Distance from Cooperative in miles		0.65	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02172-0001	4-02090-0047	4-02116-0006
Address	65-11 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	113	65
Year Built	1949	1950	1949
Gross SqFt	90,816	98,000	70,500
Estimated Gross Income	\$1,135,000	\$1,240,205	\$675,000
Gross Income per SqFt	\$12.50	\$12.66	\$9.57
Full Market Value	\$3,920,000	\$4,280,000	\$1,930,000
Market Value per SqFt	\$43.20	\$44.00	\$27.40
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02173-0001	4-02090-0047	4-02116-0006
Address	65-35 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	113	65
Year Built	1950	1950	1949
Gross SqFt	78,000	98,000	70,500
Estimated Gross Income	\$975,000	\$1,240,205	\$675,000
Gross Income per SqFt	\$12.50	\$12.66	\$9.57
Full Market Value	\$3,360,000	\$4,280,000	\$1,930,000
Market Value per SqFt	\$43.10	\$44.00	\$27.40
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02184-0011	4-01743-0047	4-01532-0016
Address	110-12 64 AVENUE	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	54	20	16
Year Built	1950	1926	1933
Gross SqFt	43,824	15,752	14,952
Estimated Gross Income	\$601,000	\$197,900	\$199,706
Gross Income per SqFt	\$13.71	\$12.56	\$13.36
Full Market Value	\$2,190,000	\$683,000	\$729,000
Market Value per SqFt	\$50.00	\$43.00	\$48.80
Distance from Cooperative in miles		1.75	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0002	4-02185-0011	4-01532-0016
Address	111-05 66 AVENUE	110-12 64 ROAD	45-26 80 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	ELMHURST
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	138	28	16
Year Built	1949	1950	1933
Gross SqFt	105,201	26,306	14,952
Estimated Gross Income	\$1,397,000	\$399,430	\$199,706
Gross Income per SqFt	\$13.28	\$15.18	\$13.36
Full Market Value	\$5,100,000	\$1,580,000	\$729,000
Market Value per SqFt	\$48.50	\$60.00	\$48.80
Distance from Cooperative in miles		0.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0038	4-02185-0011	4-01532-0016
Address	111-33 66 AVENUE	110-12 64 ROAD	45-26 80 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	ELMHURST
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	87	28	16
Year Built	1949	1950	1933
Gross SqFt	62,043	26,306	14,952
Estimated Gross Income	\$850,000	\$399,430	\$199,706
Gross Income per SqFt	\$13.70	\$15.18	\$13.36
Full Market Value	\$3,100,000	\$1,580,000	\$729,000
Market Value per SqFt	\$50.00	\$60.00	\$48.80
Distance from Cooperative in miles		0.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0075	4-01743-0047	4-01532-0016
Address	111-22 66 AVENUE	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	20	16
Year Built	1949	1926	1933
Gross SqFt	70,107	15,752	14,952
Estimated Gross Income	\$945,000	\$197,900	\$199,706
Gross Income per SqFt	\$13.48	\$12.56	\$13.36
Full Market Value	\$3,450,000	\$683,000	\$729,000
Market Value per SqFt	\$49.20	\$43.00	\$48.80
Distance from Cooperative in miles		1.95	2.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0088	4-01743-0047	4-01532-0016
Address	111-01 66 ROAD	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	45	20	16
Year Built	1949	1926	1933
Gross SqFt	33,831	15,752	14,952
Estimated Gross Income	\$456,000	\$197,900	\$199,706
Gross Income per SqFt	\$13.48	\$12.56	\$13.36
Full Market Value	\$1,660,000	\$683,000	\$729,000
Market Value per SqFt	\$49.10	\$43.00	\$48.80
Distance from Cooperative in miles		1.95	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02211-0001	4-02138-0011	4-02210-0018
Address	68-61 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	131	105	118
Year Built	1949	1942	1941
Gross SqFt	147,136	97,200	133,323
Estimated Gross Income	\$2,182,000	\$1,657,665	\$1,913,286
Gross Income per SqFt	\$14.83	\$17.05	\$14.35
Full Market Value	\$7,960,000	\$6,560,000	\$6,980,000
Market Value per SqFt	\$54.00	\$67.00	\$52.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0001	4-02138-0011	4-02210-0001
Address	69-11 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-37 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	99	105	108
Year Built	1939	1942	1940
Gross SqFt	110,184	97,200	139,052
Estimated Gross Income	\$1,595,000	\$1,657,665	\$1,862,712
Gross Income per SqFt	\$14.48	\$17.05	\$13.40
Full Market Value	\$5,820,000	\$6,560,000	\$6,800,000
Market Value per SqFt	\$53.00	\$67.00	\$48.90
Distance from Cooperative in miles		0.15	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0014	4-02138-0011	4-02210-0018
Address	69-10 108 STREET	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	141	105	118
Year Built	1953	1942	1941
Gross SqFt	185,650	97,200	133,323
Estimated Gross Income	\$2,712,000	\$1,657,665	\$1,913,286
Gross Income per SqFt	\$14.61	\$17.05	\$14.35
Full Market Value	\$9,900,000	\$6,560,000	\$6,980,000
Market Value per SqFt	\$53.00	\$67.00	\$52.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02214-0001	4-02138-0011	4-02210-0018
Address	106-15 QUEENS BOULEVARD	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	128	105	118
Year Built	1946	1942	1941
Gross SqFt	152,000	97,200	133,323
Estimated Gross Income	\$2,204,000	\$1,657,665	\$1,913,286
Gross Income per SqFt	\$14.50	\$17.05	\$14.35
Full Market Value	\$8,040,000	\$6,560,000	\$6,980,000
Market Value per SqFt	\$53.00	\$67.00	\$52.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02214-0019	4-02138-0011	4-02139-0001
Address	69-60 108 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	124	105	112
Year Built	1951	1942	1943
Gross SqFt	132,750	97,200	111,672
Estimated Gross Income	\$1,925,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.50	\$17.05	\$13.25
Full Market Value	\$7,030,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$53.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.20	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02215-0001	4-03175-0001	4-02086-0040
Address	70-20 108 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	254	1,327	419
Year Built	1962	1960	1960
Gross SqFt	321,400	1,741,458	503,000
Estimated Gross Income	\$4,660,300	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$14.50	\$15.79	\$11.48
Full Market Value	\$17,000,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$53.00	\$63.00	\$39.60
Distance from Cooperative in miles		0.25	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02217-0001	4-02265-0079	4-02234-0031
Address	68-37 108 STREET	75-05 113 STREET	110-56 71 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	92	49
Year Built	1939	1951	1940
Gross SqFt	71,838	60,025	49,664
Estimated Gross Income	\$1,041,650	\$904,382	\$678,493
Gross Income per SqFt	\$14.50	\$15.07	\$13.66
Full Market Value	\$3,800,000	\$3,580,000	\$2,480,000
Market Value per SqFt	\$53.00	\$60.00	\$49.90
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02218-0001	4-02265-0079	4-02090-0047
Address	68-63 108 STREET	75-05 113 STREET	97-25 64 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	85	92	113
Year Built	1940	1951	1950
Gross SqFt	76,200	60,025	98,000
Estimated Gross Income	\$1,104,900	\$904,382	\$1,240,205
Gross Income per SqFt	\$14.50	\$15.07	\$12.66
Full Market Value	\$4,030,000	\$3,580,000	\$4,280,000
Market Value per SqFt	\$53.00	\$60.00	\$43.70
Distance from Cooperative in miles		0.70	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02219-0001	4-02265-0079	4-02090-0047
Address	69-09 108 STREET	75-05 113 STREET	97-25 64 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	92	113
Year Built	1939	1951	1950
Gross SqFt	77,000	60,025	98,000
Estimated Gross Income	\$1,116,000	\$904,382	\$1,240,205
Gross Income per SqFt	\$14.49	\$15.07	\$12.66
Full Market Value	\$4,070,000	\$3,580,000	\$4,280,000
Market Value per SqFt	\$53.00	\$60.00	\$43.70
Distance from Cooperative in miles		0.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0001	4-02138-0011	4-02139-0001
Address	70-31 108 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1966	1942	1943
Gross SqFt	141,900	97,200	111,672
Estimated Gross Income	\$2,157,550	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.20	\$17.05	\$13.25
Full Market Value	\$8,540,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$60.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0020	4-02138-0011	4-02139-0001
Address	108-48 70 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1964	1942	1943
Gross SqFt	119,287	97,200	111,672
Estimated Gross Income	\$1,729,600	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.50	\$17.05	\$13.25
Full Market Value	\$6,310,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$53.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.35	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0038	4-02138-0011	4-02139-0001
Address	108-37 71 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	106	105	112
Year Built	1966	1942	1943
Gross SqFt	109,057	97,200	111,672
Estimated Gross Income	\$1,581,300	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$14.50	\$17.05	\$13.25
Full Market Value	\$5,770,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$53.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02224-0048	4-02235-0047	4-02265-0079
Address	109-23 71 ROAD	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	67	92
Year Built	1951	1958	1951
Gross SqFt	49,363	69,322	60,025
Estimated Gross Income	\$710,827	\$909,250	\$904,382
Gross Income per SqFt	\$14.40	\$13.12	\$15.07
Full Market Value	\$2,590,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$52.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02225-0019	4-02235-0047	4-02265-0079
Address	71-36 110 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	67	92
Year Built	1949	1958	1951
Gross SqFt	80,282	69,322	60,025
Estimated Gross Income	\$1,284,512	\$909,250	\$904,382
Gross Income per SqFt	\$16.00	\$13.12	\$15.07
Full Market Value	\$5,080,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$63.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.10	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0001	4-02235-0047	4-02265-0079
Address	110-15 71 ROAD	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	67	92
Year Built	1957	1958	1951
Gross SqFt	79,734	69,322	60,025
Estimated Gross Income	\$1,275,744	\$909,250	\$904,382
Gross Income per SqFt	\$16.00	\$13.12	\$15.07
Full Market Value	\$5,050,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$63.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0006	4-02236-0012	4-04994-0078
Address	110-20 71 AVENUE	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	108	90
Year Built	1951	1951	1967
Gross SqFt	161,250	104,644	79,050
Estimated Gross Income	\$2,435,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$15.10	\$14.03	\$15.08
Full Market Value	\$9,640,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$60.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0038	4-02236-0012	4-02265-0079
Address	110-45 71 ROAD	110-16 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	108	92
Year Built	1952	1951	1951
Gross SqFt	111,750	104,644	60,025
Estimated Gross Income	\$1,688,000	\$1,468,193	\$904,382
Gross Income per SqFt	\$15.11	\$14.03	\$15.07
Full Market Value	\$6,680,000	\$5,360,000	\$3,580,000
Market Value per SqFt	\$60.00	\$51.00	\$60.00
Distance from Cooperative in miles		0.10	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0001	4-02235-0047	4-02265-0079
Address	110-11 72 AVENUE	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	67	92
Year Built	1966	1958	1951
Gross SqFt	76,770	69,322	60,025
Estimated Gross Income	\$955,000	\$909,250	\$904,382
Gross Income per SqFt	\$12.44	\$13.12	\$15.07
Full Market Value	\$3,290,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$42.90	\$48.00	\$60.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0004	4-02236-0012	4-04994-0078
Address	110-20 71 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	188	108	90
Year Built	1956	1951	1967
Gross SqFt	215,735	104,644	79,050
Estimated Gross Income	\$3,236,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$15.00	\$14.03	\$15.08
Full Market Value	\$11,800,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$55.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.05	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0025	4-02236-0012	4-04994-0078
Address	110-50 71 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	108	90
Year Built	1957	1951	1967
Gross SqFt	141,656	104,644	79,050
Estimated Gross Income	\$2,139,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$15.10	\$14.03	\$15.08
Full Market Value	\$8,470,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$60.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.05	3.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0038	4-02235-0047	4-02265-0079
Address	71-40 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	67	92
Year Built	1961	1958	1951
Gross SqFt	54,000	69,322	60,025
Estimated Gross Income	\$810,000	\$909,250	\$904,382
Gross Income per SqFt	\$15.00	\$13.12	\$15.07
Full Market Value	\$2,960,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$55.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0001	4-02235-0047	4-02265-0079
Address	72-11 110 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	67	92
Year Built	1948	1958	1951
Gross SqFt	60,500	69,322	60,025
Estimated Gross Income	\$816,750	\$909,250	\$904,382
Gross Income per SqFt	\$13.50	\$13.12	\$15.07
Full Market Value	\$2,980,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$49.30	\$48.00	\$60.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0033	4-02235-0047	4-02265-0079
Address	72-10 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	67	92
Year Built	1955	1958	1951
Gross SqFt	78,733	69,322	60,025
Estimated Gross Income	\$1,102,000	\$909,250	\$904,382
Gross Income per SqFt	\$14.00	\$13.12	\$15.07
Full Market Value	\$4,020,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$51.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.05	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0043	4-02236-0012	4-04994-0078
Address	110-35 72 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	108	90
Year Built	1940	1951	1967
Gross SqFt	126,670	104,644	79,050
Estimated Gross Income	\$1,900,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$15.00	\$14.03	\$15.08
Full Market Value	\$6,940,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$55.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.00	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02237-0001	4-03175-0001	4-02086-0040
Address	110-17 QUEENS BOULEVARD	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	410	1,327	419
Year Built	1965	1960	1960
Gross SqFt	524,895	1,741,458	503,000
Estimated Gross Income	\$7,100,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$13.53	\$15.79	\$11.48
Full Market Value	\$25,900,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$49.30	\$63.00	\$39.60
Distance from Cooperative in miles		0.60	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02238-0001	4-02237-0033	4-02265-0079
Address	110-45 QUEENS BOULEVARD	72-36 112 STREET	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	85	92
Year Built	1951	1941	1951
Gross SqFt	192,510	85,200	60,025
Estimated Gross Income	\$2,791,000	\$1,129,492	\$904,382
Gross Income per SqFt	\$14.50	\$13.26	\$15.07
Full Market Value	\$10,200,000	\$4,120,000	\$3,580,000
Market Value per SqFt	\$53.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.05	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02248-0074	4-02235-0047	4-02246-0011
Address	112-15 72 ROAD	110-33 72 AVENUE	70-01 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	67	63
Year Built	1940	1958	1940
Gross SqFt	64,003	69,322	64,032
Estimated Gross Income	\$966,400	\$909,250	\$946,008
Gross Income per SqFt	\$15.10	\$13.12	\$14.77
Full Market Value	\$3,830,000	\$3,320,000	\$3,450,000
Market Value per SqFt	\$60.00	\$48.00	\$54.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02250-0001	4-02235-0047	4-02265-0079
Address	72-35 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	67	92
Year Built	1969	1958	1951
Gross SqFt	105,280	69,322	60,025
Estimated Gross Income	\$1,304,155	\$909,250	\$904,382
Gross Income per SqFt	\$12.39	\$13.12	\$15.07
Full Market Value	\$4,500,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$42.70	\$48.00	\$60.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0002	4-02138-0011	4-02139-0001
Address	72-81 113 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	174	105	112
Year Built	1950	1942	1943
Gross SqFt	122,606	97,200	111,672
Estimated Gross Income	\$1,861,000	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$15.18	\$17.05	\$13.25
Full Market Value	\$7,370,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$60.00	\$67.00	\$48.40
Distance from Cooperative in miles		0.75	0.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0027	4-02238-0019	4-02139-0001
Address	113-14 72 ROAD	72-72 112 STREET	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	118	112
Year Built	1941	1939	1943
Gross SqFt	123,000	137,500	111,672
Estimated Gross Income	\$1,845,000	\$2,031,830	\$1,480,000
Gross Income per SqFt	\$15.00	\$14.78	\$13.25
Full Market Value	\$6,730,000	\$7,420,000	\$5,400,000
Market Value per SqFt	\$55.00	\$54.00	\$48.40
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0054	4-02238-0019	4-02139-0001
Address	72-61 113 STREET	72-72 112 STREET	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	179	118	112
Year Built	1951	1939	1943
Gross SqFt	122,606	137,500	111,672
Estimated Gross Income	\$1,839,000	\$2,031,830	\$1,480,000
Gross Income per SqFt	\$15.00	\$14.78	\$13.25
Full Market Value	\$6,710,000	\$7,420,000	\$5,400,000
Market Value per SqFt	\$55.00	\$54.00	\$48.40
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02252-0010	4-03175-0001	4-02086-0040
Address	112-20 112 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	221	1,327	419
Year Built	1956	1960	1960
Gross SqFt	238,128	1,741,458	503,000
Estimated Gross Income	\$3,094,000	\$27,497,621	\$5,774,400
Gross Income per SqFt	\$12.99	\$15.79	\$11.48
Full Market Value	\$11,300,000	\$109,000,000	\$19,900,000
Market Value per SqFt	\$47.50	\$63.00	\$39.60
Distance from Cooperative in miles		0.70	1.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02264-0101	4-04986-0018	4-02265-0079
Address	75-20 113 STREET	147-11 34 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FLUSHING-NORTH	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	54	92
Year Built	1950	1959	1951
Gross SqFt	39,716	49,000	60,025
Estimated Gross Income	\$555,800	\$587,514	\$904,382
Gross Income per SqFt	\$13.99	\$11.99	\$15.07
Full Market Value	\$2,030,000	\$2,030,000	\$3,580,000
Market Value per SqFt	\$51.00	\$41.00	\$60.00
Distance from Cooperative in miles		3.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02266-0079	4-02138-0011	4-02139-0001
Address	76-36 QUEENS BOULEVARD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	126	105	112
Year Built	1940	1942	1943
Gross SqFt	145,263	97,200	111,672
Estimated Gross Income	\$1,646,157	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$11.33	\$17.05	\$13.25
Full Market Value	\$5,110,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$35.20	\$67.00	\$48.40
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02266-0100	4-02265-0067	4-02265-0079
Address	76-26 113 STREET	75-23 113 STREET	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	54	92
Year Built	1960	1974	1951
Gross SqFt	23,970	41,920	60,025
Estimated Gross Income	\$335,000	\$808,789	\$904,382
Gross Income per SqFt	\$13.98	\$19.29	\$15.07
Full Market Value	\$1,220,000	\$3,510,000	\$3,580,000
Market Value per SqFt	\$51.00	\$84.00	\$60.00
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02267-0136	4-02248-0125	4-02250-0012
Address	76-35 GRAND CENTRL PARKWA	112-41 72 ROAD	72-38 72 ROAD
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	73
Year Built	1941	1941	1941
Gross SqFt	79,200	60,186	75,000
Estimated Gross Income	\$1,178,000	\$1,043,191	\$1,255,045
Gross Income per SqFt	\$14.87	\$17.33	\$16.73
Full Market Value	\$4,300,000	\$4,130,000	\$4,970,000
Market Value per SqFt	\$54.00	\$69.00	\$66.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02268-0013	4-02138-0011	4-02139-0001
Address	77-14 QUEENS BOULEVARD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1940	1942	1943
Gross SqFt	137,820	97,200	111,672
Estimated Gross Income	\$1,544,287	\$1,657,665	\$1,480,000
Gross Income per SqFt	\$11.21	\$17.05	\$13.25
Full Market Value	\$4,800,000	\$6,560,000	\$5,400,000
Market Value per SqFt	\$34.80	\$67.00	\$48.40
Distance from Cooperative in miles		1.05	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02268-0014	4-02235-0047	4-02265-0079
Address	77-34 78 AVENUE	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	67	92
Year Built	1940	1958	1951
Gross SqFt	52,602	69,322	60,025
Estimated Gross Income	\$768,000	\$909,250	\$904,382
Gross Income per SqFt	\$14.60	\$13.12	\$15.07
Full Market Value	\$2,800,000	\$3,320,000	\$3,580,000
Market Value per SqFt	\$53.00	\$48.00	\$60.00
Distance from Cooperative in miles		0.55	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02269-0002	4-02250-0012	4-02248-0125
Address	77-15 113 STREET	72-38 72 ROAD	112-41 72 ROAD
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	73	60
Year Built	1940	1941	1941
Gross SqFt	93,000	75,000	60,186
Estimated Gross Income	\$1,348,500	\$1,255,045	\$1,043,191
Gross Income per SqFt	\$14.50	\$16.73	\$17.33
Full Market Value	\$4,920,000	\$4,970,000	\$4,130,000
Market Value per SqFt	\$53.00	\$66.00	\$69.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02269-0020	4-02236-0012	4-04994-0078
Address	77-35 113 STREET	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	108	90
Year Built	1940	1951	1967
Gross SqFt	93,000	104,644	79,050
Estimated Gross Income	\$1,348,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$14.49	\$14.03	\$15.08
Full Market Value	\$4,920,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$53.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.50	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02270-0020	4-02236-0012	4-04994-0078
Address	112-50 QUEENS BOULEVARD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	108	90
Year Built	1940	1951	1967
Gross SqFt	112,500	104,644	79,050
Estimated Gross Income	\$1,631,000	\$1,468,193	\$1,192,299
Gross Income per SqFt	\$14.50	\$14.03	\$15.08
Full Market Value	\$5,950,000	\$5,360,000	\$4,350,000
Market Value per SqFt	\$53.00	\$51.00	\$55.00
Distance from Cooperative in miles		0.60	3.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02288-0027	4-02431-0023	4-02474-0022
Address	48-10 45 STREET	46-01 67 STREET	51-15 VAN KLEECK STREET
Neighborhood	SUNNYSIDE	MASPETH	ELMHURST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	62	112	88
Year Built	1961	1973	1960
Gross SqFt	59,580	62,500	74,600
Estimated Gross Income	\$862,000	\$765,625	\$986,786
Gross Income per SqFt	\$14.47	\$12.25	\$13.23
Full Market Value	\$3,150,000	\$2,640,000	\$3,600,000
Market Value per SqFt	\$53.00	\$42.00	\$48.30
Distance from Cooperative in miles		1.30	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02314-0001	4-02474-0010	4-02473-0031
Address	59-10 QUEENS BOULEVARD	51-55 VAN KLEECK STREET	51-60 VAN KLEECK STREET
Neighborhood	WOODSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	706	77	106
Year Built	1964	1963	1964
Gross SqFt	721,672	68,440	99,883
Estimated Gross Income	\$9,208,000	\$835,926	\$1,222,774
Gross Income per SqFt	\$12.76	\$12.21	\$12.24
Full Market Value	\$21,600,000	\$2,880,000	\$4,220,000
Market Value per SqFt	\$29.90	\$42.00	\$42.20
Distance from Cooperative in miles		1.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02322-0001	4-02473-0031	4-02474-0010
Address	59-50 61 STREET	51-60 VAN KLEECK STREET	51-55 VAN KLEECK STREET
Neighborhood	WOODSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	282	106	77
Year Built	1964	1964	1963
Gross SqFt	290,000	99,883	68,440
Estimated Gross Income	\$3,552,000	\$1,222,774	\$835,926
Gross Income per SqFt	\$12.25	\$12.24	\$12.21
Full Market Value	\$8,320,000	\$4,220,000	\$2,880,000
Market Value per SqFt	\$28.70	\$42.00	\$42.10
Distance from Cooperative in miles		1.15	1.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02376-0101	4-03087-0007	4-03087-0033
Address	52-24 65 PLACE	65-44 SAUNDERS STREET	96-09 66 AVENUE
Neighborhood	MASPETH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	372	98	66
Year Built	1956	1941	1939
Gross SqFt	357,000	104,778	78,384
Estimated Gross Income	\$4,237,590	\$1,243,461	\$788,400
Gross Income per SqFt	\$11.87	\$11.87	\$10.06
Full Market Value	\$14,600,000	\$4,290,000	\$2,250,000
Market Value per SqFt	\$40.90	\$41.00	\$28.70
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02382-0020	4-03087-0007	4-03087-0033
Address	52-15 65 PLACE	65-44 SAUNDERS STREET	96-09 66 AVENUE
Neighborhood	MASPETH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	98	66
Year Built	1955	1941	1939
Gross SqFt	105,140	104,778	78,384
Estimated Gross Income	\$1,248,010	\$1,243,461	\$788,400
Gross Income per SqFt	\$11.87	\$11.87	\$10.06
Full Market Value	\$4,310,000	\$4,290,000	\$2,250,000
Market Value per SqFt	\$41.00	\$41.00	\$28.70
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02864-0017	4-01553-0028	4-09260-0011
Address	86-04 GRAND AVENUE	40-94 WHITNEY AVENUE	85-18 118 STREET
Neighborhood	ELMHURST	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	77	48
Year Built	1959	1960	1959
Gross SqFt	53,910	53,250	37,772
Estimated Gross Income	\$-	\$686,200	\$538,089
Gross Income per SqFt	\$0.00	\$12.89	\$14.25
Full Market Value	\$2,550,000	\$2,500,000	\$1,960,000
Market Value per SqFt	\$47.30	\$47.00	\$52.00
Distance from Cooperative in miles		0.80	3.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02864-0021	4-02431-0023	4-02474-0010
Address	86-10 GRAND AVENUE	46-01 67 STREET	51-55 VAN KLEECK STREET
Neighborhood	ELMHURST	MASPETH	ELMHURST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	100	112	77
Year Built	1959	1973	1963
Gross SqFt	66,924	62,500	68,440
Estimated Gross Income	\$961,700	\$765,625	\$835,926
Gross Income per SqFt	\$14.37	\$12.25	\$12.21
Full Market Value	\$3,510,000	\$2,640,000	\$2,880,000
Market Value per SqFt	\$52.00	\$42.00	\$42.10
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0002	4-02431-0023	4-02473-0031
Address	86-16 60 AVENUE	46-01 67 STREET	51-60 VAN KLEECK STREET
Neighborhood	MIDDLE VILLAGE	MASPETH	ELMHURST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	96	112	106
Year Built	1963	1973	1964
Gross SqFt	94,432	62,500	99,883
Estimated Gross Income	\$1,355,000	\$765,625	\$1,222,774
Gross Income per SqFt	\$14.35	\$12.25	\$12.24
Full Market Value	\$4,950,000	\$2,640,000	\$4,220,000
Market Value per SqFt	\$52.00	\$42.00	\$42.20
Distance from Cooperative in miles		1.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0055	4-03078-0085	4-03085-0055
Address	86-05 60 ROAD	93-10 QUEENS BOULEVARD	64-85 BOOTH STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	68	114	52
Year Built	1964	1950	1954
Gross SqFt	57,816	104,708	42,450
Estimated Gross Income	\$853,000	\$1,547,151	\$597,385
Gross Income per SqFt	\$14.75	\$14.78	\$14.07
Full Market Value	\$3,110,000	\$5,650,000	\$2,180,000
Market Value per SqFt	\$54.00	\$54.00	\$51.00
Distance from Cooperative in miles		0.35	0.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02945-0001	4-03085-0008	4-03078-0085
Address	61-88 DRY HARBOR ROAD	64-20 SAUNDERS STREET	93-10 QUEENS BOULEVARD
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	76	150	114
Year Built	1962	1950	1950
Gross SqFt	75,368	127,152	104,708
Estimated Gross Income	\$1,062,700	\$1,788,405	\$1,547,151
Gross Income per SqFt	\$14.10	\$14.07	\$14.78
Full Market Value	\$3,880,000	\$6,530,000	\$5,650,000
Market Value per SqFt	\$51.00	\$51.00	\$54.00
Distance from Cooperative in miles		0.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03075-0034	4-03075-0023	4-03078-0050
Address	61-41 SAUNDERS STREET	92-40 QUEENS BOULEVARD	62-95 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	108	65	101
Year Built	1939	1948	1941
Gross SqFt	98,220	68,700	100,080
Estimated Gross Income	\$1,222,839	\$854,431	\$1,330,517
Gross Income per SqFt	\$12.45	\$12.44	\$13.29
Full Market Value	\$4,220,000	\$2,950,000	\$4,860,000
Market Value per SqFt	\$43.00	\$43.00	\$48.60
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03076-0022	4-03014-0032	
Address	61-40 SAUNDERS STREET	84-31 FLEET COURT	
Neighborhood	REGO PARK	MIDDLE VILLAGE	
Building Classification	C6-WALK-UP	C9-WALK-UP	
Total Units	73	69	
Year Built	1927	1949	
Gross SqFt	53,468	29,988	
Estimated Gross Income	\$975,791	\$542,599	
Gross Income per SqFt	\$18.25	\$18.09	
Full Market Value	\$3,860,000	\$2,150,000	
Market Value per SqFt	\$72.00	\$72.00	
Distance from Cooperative in miles		0.65	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0076	4-02774-0012	4-03014-0032
Address	62-64 SAUNDERS STREET	66-06 GRAND AVENUE	84-31 FLEET COURT
Neighborhood	REGO PARK	MASPETH	MIDDLE VILLAGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C9-WALK-UP
Total Units	68	31	69
Year Built	1920	1930	1949
Gross SqFt	52,584	18,034	29,988
Estimated Gross Income	\$959,658	\$328,975	\$542,599
Gross Income per SqFt	\$18.25	\$18.24	\$18.09
Full Market Value	\$3,800,000	\$1,300,000	\$2,150,000
Market Value per SqFt	\$72.00	\$72.00	\$72.00
Distance from Cooperative in miles		1.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0100	4-03079-0086	4-03080-0001
Address	62-98 SAUNDERS STREET	62-82 SAUNDERS STREET	63-07 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	60	60
Year Built	1930	1936	1939
Gross SqFt	84,018	68,946	62,400
Estimated Gross Income	\$1,083,832	\$882,073	\$791,271
Gross Income per SqFt	\$12.90	\$12.79	\$12.68
Full Market Value	\$3,960,000	\$3,040,000	\$2,730,000
Market Value per SqFt	\$47.10	\$44.00	\$43.80
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03080-0043	4-03080-0006	4-03078-0065
Address	63-45 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	60	107
Year Built	1956	1941	1941
Gross SqFt	47,730	62,400	101,304
Estimated Gross Income	\$644,355	\$838,819	\$1,383,725
Gross Income per SqFt	\$13.50	\$13.44	\$13.66
Full Market Value	\$2,350,000	\$3,060,000	\$5,050,000
Market Value per SqFt	\$49.20	\$49.00	\$49.80
Distance from Cooperative in miles		0.00	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03082-0082	4-03080-0006	4-03078-0065
Address	63-89 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	178	60	107
Year Built	1942	1941	1941
Gross SqFt	160,968	62,400	101,304
Estimated Gross Income	\$2,173,068	\$838,819	\$1,383,725
Gross Income per SqFt	\$13.50	\$13.44	\$13.66
Full Market Value	\$7,930,000	\$3,060,000	\$5,050,000
Market Value per SqFt	\$49.30	\$49.00	\$49.80
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0061	4-03080-0006	4-03078-0065
Address	63-84 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	60	107
Year Built	1952	1941	1941
Gross SqFt	141,948	62,400	101,304
Estimated Gross Income	\$1,958,882	\$838,819	\$1,383,725
Gross Income per SqFt	\$13.80	\$13.44	\$13.66
Full Market Value	\$7,150,000	\$3,060,000	\$5,050,000
Market Value per SqFt	\$50.00	\$49.00	\$49.80
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0069	4-03085-0008	4-03085-0055
Address	64-00 SAUNDERS STREET	64-20 SAUNDERS STREET	64-85 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	150	52
Year Built	1954	1950	1954
Gross SqFt	69,000	127,152	42,450
Estimated Gross Income	\$972,900	\$1,788,405	\$597,385
Gross Income per SqFt	\$14.10	\$14.07	\$14.07
Full Market Value	\$3,550,000	\$6,530,000	\$2,180,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.10	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0039	4-03085-0055	4-03085-0008
Address	64-85 SAUNDERS STREET	64-85 BOOTH STREET	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	52	150
Year Built	1941	1954	1950
Gross SqFt	70,000	42,450	127,152
Estimated Gross Income	\$990,500	\$597,385	\$1,788,405
Gross Income per SqFt	\$14.15	\$14.07	\$14.07
Full Market Value	\$3,620,000	\$2,180,000	\$6,530,000
Market Value per SqFt	\$52.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0046	4-03085-0055	4-03085-0008
Address	64-41 SAUNDERS STREET	64-85 BOOTH STREET	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	52	150
Year Built	1952	1954	1950
Gross SqFt	106,140	42,450	127,152
Estimated Gross Income	\$1,507,188	\$597,385	\$1,788,405
Gross Income per SqFt	\$14.20	\$14.07	\$14.07
Full Market Value	\$5,500,000	\$2,180,000	\$6,530,000
Market Value per SqFt	\$52.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0029	4-03085-0008	4-03085-0055
Address	64-74 SAUNDERS STREET	64-20 SAUNDERS STREET	64-85 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	150	52
Year Built	1950	1950	1954
Gross SqFt	36,084	127,152	42,450
Estimated Gross Income	\$508,784	\$1,788,405	\$597,385
Gross Income per SqFt	\$14.10	\$14.07	\$14.07
Full Market Value	\$1,860,000	\$6,530,000	\$2,180,000
Market Value per SqFt	\$52.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.00	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0036	4-03085-0055	
Address	96-11 65 ROAD	64-85 BOOTH STREET	
Neighborhood	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	88	52	
Year Built	1939	1954	
Gross SqFt	88,986	42,450	
Estimated Gross Income	\$1,254,702	\$597,385	
Gross Income per SqFt	\$14.10	\$14.07	
Full Market Value	\$4,580,000	\$2,180,000	
Market Value per SqFt	\$51.00	\$51.00	
Distance from Cooperative in miles		0.00	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0002	4-03095-0081	4-03087-0021
Address	65-41 BOOTH STREET	94-01 64 ROAD	65-62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	66	67	38
Year Built	1939	1938	1954
Gross SqFt	67,200	68,496	26,400
Estimated Gross Income	\$833,280	\$843,593	\$368,700
Gross Income per SqFt	\$12.40	\$12.32	\$13.97
Full Market Value	\$2,870,000	\$2,910,000	\$1,350,000
Market Value per SqFt	\$42.70	\$43.00	\$51.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0025	4-03095-0081	4-03087-0021
Address	65-74 SAUNDERS STREET	94-01 64 ROAD	65-62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	67	38
Year Built	1939	1938	1954
Gross SqFt	57,600	68,496	26,400
Estimated Gross Income	\$714,240	\$843,593	\$368,700
Gross Income per SqFt	\$12.40	\$12.32	\$13.97
Full Market Value	\$2,460,000	\$2,910,000	\$1,350,000
Market Value per SqFt	\$42.70	\$43.00	\$51.00
Distance from Cooperative in miles		0.25	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-0118	4-03100-0014	4-03155-0027
Address	63-95 AUSTIN STREET	65-50 WETHEROLE STREET	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	69	144	286
Year Built	1960	1963	1959
Gross SqFt	61,190	144,444	275,197
Estimated Gross Income	\$933,147	\$2,201,908	\$4,144,718
Gross Income per SqFt	\$15.25	\$15.24	\$15.06
Full Market Value	\$3,690,000	\$8,720,000	\$16,400,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-0020	4-03104-0023	4-03101-0016
Address	64-62 BOOTH STREET	63-70 AUSTIN STREET	85-82 ELIOT AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	84	15
Year Built	1950	1950	1974
Gross SqFt	13,365	75,246	9,264
Estimated Gross Income	\$173,745	\$953,740	\$153,978
Gross Income per SqFt	\$13.00	\$12.67	\$16.62
Full Market Value	\$634,000	\$3,290,000	\$609,000
Market Value per SqFt	\$47.40	\$44.00	\$66.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0007	4-03099-0016	4-03099-0031
Address	65-38 BOOTH STREET	65-60 BOOTH STREET	65-84 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	65	65
Year Built	1939	1941	1940
Gross SqFt	60,000	64,932	63,624
Estimated Gross Income	\$672,000	\$723,458	\$699,126
Gross Income per SqFt	\$11.20	\$11.14	\$10.99
Full Market Value	\$2,090,000	\$2,250,000	\$2,170,000
Market Value per SqFt	\$34.80	\$35.00	\$34.10
Distance from Cooperative in miles		0.00	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0025	4-03099-0016	4-03099-0031
Address	65-70 BOOTH STREET	65-60 BOOTH STREET	65-84 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	65	65
Year Built	1947	1941	1940
Gross SqFt	39,600	64,932	63,624
Estimated Gross Income	\$447,480	\$723,458	\$699,126
Gross Income per SqFt	\$11.30	\$11.14	\$10.99
Full Market Value	\$1,390,000	\$2,250,000	\$2,170,000
Market Value per SqFt	\$35.10	\$35.00	\$34.10
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0042	4-03100-0014	4-03100-0026
Address	65-65 WETHEROLE STREET	65-50 WETHEROLE STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	144	72
Year Built	1959	1963	1953
Gross SqFt	131,436	144,444	59,532
Estimated Gross Income	\$1,971,540	\$2,201,908	\$833,448
Gross Income per SqFt	\$15.00	\$15.24	\$14.00
Full Market Value	\$7,200,000	\$8,720,000	\$3,040,000
Market Value per SqFt	\$55.00	\$60.00	\$51.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-0018	4-03105-0001	4-03105-0028
Address	65-60 WETHEROLE STREET	61-10 ALDERTON STREET	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	66	97	101
Year Built	1947	1956	1960
Gross SqFt	74,400	72,360	73,770
Estimated Gross Income	\$1,041,600	\$1,009,280	\$1,065,151
Gross Income per SqFt	\$14.00	\$13.95	\$14.44
Full Market Value	\$3,800,000	\$3,680,000	\$3,890,000
Market Value per SqFt	\$51.00	\$51.00	\$53.00
Distance from Cooperative in miles		0.65	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03117-0024	4-03117-0017	4-03105-0001
Address	90-02 63 DRIVE	89-10 63 DRIVE	61-10 ALDERTON STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	61	36	97
Year Built	1956	1957	1956
Gross SqFt	52,543	23,100	72,360
Estimated Gross Income	\$735,602	\$322,659	\$1,009,280
Gross Income per SqFt	\$14.00	\$13.97	\$13.95
Full Market Value	\$2,680,000	\$1,180,000	\$3,680,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03149-0019	4-03117-0017	4-03105-0001
Address	75-10 YELLOWSTONE BOULEVA	89-10 63 DRIVE	61-10 ALDERTON STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	66	36	97
Year Built	1956	1957	1956
Gross SqFt	57,600	23,100	72,360
Estimated Gross Income	\$806,400	\$322,659	\$1,009,280
Gross Income per SqFt	\$14.00	\$13.97	\$13.95
Full Market Value	\$2,940,000	\$1,180,000	\$3,680,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.80	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0043	4-03155-0027	4-03100-0014
Address	67-50 THORNTON PLACE	98-01 67 AVENUE	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	112	286	144
Year Built	1963	1959	1963
Gross SqFt	97,104	275,197	144,444
Estimated Gross Income	\$1,505,112	\$4,144,718	\$2,201,908
Gross Income per SqFt	\$15.50	\$15.06	\$15.24
Full Market Value	\$5,960,000	\$16,400,000	\$8,720,000
Market Value per SqFt	\$61.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.25	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0103	4-03100-0014	4-03155-0027
Address	65-15 ALDERTON STREET	65-50 WETHEROLE STREET	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	45	144	286
Year Built	1964	1963	1959
Gross SqFt	42,948	144,444	275,197
Estimated Gross Income	\$665,694	\$2,201,908	\$4,144,718
Gross Income per SqFt	\$15.50	\$15.24	\$15.06
Full Market Value	\$2,630,000	\$8,720,000	\$16,400,000
Market Value per SqFt	\$61.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03152-0021	4-03155-0027	4-03100-0014
Address	66-10 THORNTON PLACE	98-01 67 AVENUE	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	94	286	144
Year Built	1963	1959	1963
Gross SqFt	74,000	275,197	144,444
Estimated Gross Income	\$1,147,000	\$4,144,718	\$2,201,908
Gross Income per SqFt	\$15.50	\$15.06	\$15.24
Full Market Value	\$4,540,000	\$16,400,000	\$8,720,000
Market Value per SqFt	\$61.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0001	4-03175-0001	4-03100-0014
Address	66-15 THORNTON PLACE	104-20 QUEENS BOULEVARD	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	126	1,327	144
Year Built	1962	1960	1963
Gross SqFt	115,200	1,741,458	144,444
Estimated Gross Income	\$1,785,600	\$27,497,621	\$2,201,908
Gross Income per SqFt	\$15.50	\$15.79	\$15.24
Full Market Value	\$7,070,000	\$109,000,000	\$8,720,000
Market Value per SqFt	\$61.00	\$63.00	\$60.00
Distance from Cooperative in miles		0.40	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0025	4-03156-0133	4-03100-0026
Address	96-09 67 AVENUE	98-05 67 AVENUE	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	181	72
Year Built	1951	1960	1953
Gross SqFt	61,476	177,710	59,532
Estimated Gross Income	\$906,771	\$2,565,076	\$833,448
Gross Income per SqFt	\$14.75	\$14.43	\$14.00
Full Market Value	\$3,310,000	\$9,360,000	\$3,040,000
Market Value per SqFt	\$54.00	\$53.00	\$51.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0001	4-03100-0026	4-03155-0027
Address	66-01 BURNS STREET	65-74 WETHEROLE STREET	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	168	72	286
Year Built	1963	1953	1959
Gross SqFt	144,000	59,532	275,197
Estimated Gross Income	\$2,160,000	\$833,448	\$4,144,718
Gross Income per SqFt	\$15.00	\$14.00	\$15.06
Full Market Value	\$7,880,000	\$3,040,000	\$16,400,000
Market Value per SqFt	\$55.00	\$51.00	\$60.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0055	4-03100-0014	4-03155-0027
Address	97-07 67 AVENUE	65-50 WETHEROLE STREET	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	62	144	286
Year Built	1958	1963	1959
Gross SqFt	54,336	144,444	275,197
Estimated Gross Income	\$831,340	\$2,201,908	\$4,144,718
Gross Income per SqFt	\$15.30	\$15.24	\$15.06
Full Market Value	\$3,290,000	\$8,720,000	\$16,400,000
Market Value per SqFt	\$61.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.15	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03156-0114	4-03100-0026	4-03100-0014
Address	66-20 WETHEROLE STREET	65-74 WETHEROLE STREET	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	72	144
Year Built	1948	1953	1963
Gross SqFt	75,216	59,532	144,444
Estimated Gross Income	\$1,128,240	\$833,448	\$2,201,908
Gross Income per SqFt	\$15.00	\$14.00	\$15.24
Full Market Value	\$4,120,000	\$3,040,000	\$8,720,000
Market Value per SqFt	\$55.00	\$51.00	\$60.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03157-0101	4-03156-0133	4-03100-0026
Address	66-15 WETHEROLE STREET	98-05 67 AVENUE	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	113	181	72
Year Built	1950	1960	1953
Gross SqFt	90,300	177,710	59,532
Estimated Gross Income	\$1,354,500	\$2,565,076	\$833,448
Gross Income per SqFt	\$15.00	\$14.43	\$14.00
Full Market Value	\$4,940,000	\$9,360,000	\$3,040,000
Market Value per SqFt	\$55.00	\$53.00	\$51.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03159-0070	4-03156-0106	4-03161-0001
Address	981-20 QUEENS BOULEVARD	94-20 WETHEROLE STREET	66-22 FLEET STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	54	130
Year Built	1939	1951	1962
Gross SqFt	75,378	48,960	112,800
Estimated Gross Income	\$923,380	\$596,985	\$1,704,408
Gross Income per SqFt	\$12.25	\$12.19	\$15.11
Full Market Value	\$3,190,000	\$2,060,000	\$6,750,000
Market Value per SqFt	\$42.30	\$42.00	\$60.00
Distance from Cooperative in miles		0.15	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03163-0015	4-03117-0017	4-03105-0028
Address	67-30 DARTMOUTH STREET	89-10 63 DRIVE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	36	101
Year Built	1955	1957	1960
Gross SqFt	92,400	23,100	73,770
Estimated Gross Income	\$1,293,600	\$322,659	\$1,065,151
Gross Income per SqFt	\$14.00	\$13.97	\$14.44
Full Market Value	\$4,720,000	\$1,180,000	\$3,890,000
Market Value per SqFt	\$51.00	\$51.00	\$53.00
Distance from Cooperative in miles		0.55	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0012	4-03100-0014	4-03155-0027
Address	67-30 CLYDE STREET	65-50 WETHEROLE STREET	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	135	144	286
Year Built	1953	1963	1959
Gross SqFt	114,400	144,444	275,197
Estimated Gross Income	\$1,728,584	\$2,201,908	\$4,144,718
Gross Income per SqFt	\$15.11	\$15.24	\$15.06
Full Market Value	\$6,840,000	\$8,720,000	\$16,400,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0038	4-03155-0027	4-03100-0014
Address	67-25 DARTMOUTH STREET	98-01 67 AVENUE	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	98	286	144
Year Built	1955	1959	1963
Gross SqFt	86,136	275,197	144,444
Estimated Gross Income	\$1,301,514	\$4,144,718	\$2,201,908
Gross Income per SqFt	\$15.11	\$15.06	\$15.24
Full Market Value	\$5,150,000	\$16,400,000	\$8,720,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.15	0.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03165-0062	4-03117-0017	4-03105-0028
Address	67-25 CLYDE STREET	89-10 63 DRIVE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	36	101
Year Built	1955	1957	1960
Gross SqFt	85,800	23,100	73,770
Estimated Gross Income	\$1,222,650	\$322,659	\$1,065,151
Gross Income per SqFt	\$14.25	\$13.97	\$14.44
Full Market Value	\$4,460,000	\$1,180,000	\$3,890,000
Market Value per SqFt	\$52.00	\$51.00	\$53.00
Distance from Cooperative in miles		0.55	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03166-0107	4-03156-0133	4-03117-0017
Address	67-41 BURNS STREET	98-05 67 AVENUE	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	100	181	36
Year Built	1959	1960	1957
Gross SqFt	93,564	177,710	23,100
Estimated Gross Income	\$1,356,678	\$2,565,076	\$322,659
Gross Income per SqFt	\$14.50	\$14.43	\$13.97
Full Market Value	\$4,950,000	\$9,360,000	\$1,180,000
Market Value per SqFt	\$53.00	\$53.00	\$51.00
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03167-0028	4-03173-0013	4-03105-0001
Address	67-76 BOOTH STREET	101-06 67 DRIVE	61-10 ALDERTON STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	128	61	97
Year Built	1948	1949	1956
Gross SqFt	145,112	70,910	72,360
Estimated Gross Income	\$2,104,124	\$1,039,424	\$1,009,280
Gross Income per SqFt	\$14.50	\$14.66	\$13.95
Full Market Value	\$7,680,000	\$3,790,000	\$3,680,000
Market Value per SqFt	\$53.00	\$53.00	\$51.00
Distance from Cooperative in miles		0.10	0.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0036	4-03095-0081	4-03156-0106
Address	98-50 67 AVENUE	94-01 64 ROAD	94-20 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	86	67	54
Year Built	1939	1938	1951
Gross SqFt	81,972	68,496	48,960
Estimated Gross Income	\$1,028,748	\$843,593	\$596,985
Gross Income per SqFt	\$12.55	\$12.32	\$12.19
Full Market Value	\$3,550,000	\$2,910,000	\$2,060,000
Market Value per SqFt	\$43.30	\$43.00	\$42.10
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0040	4-03095-0081	4-03156-0106
Address	99-45 67 ROAD	94-01 64 ROAD	94-20 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	130	67	54
Year Built	1941	1938	1951
Gross SqFt	142,650	68,496	48,960
Estimated Gross Income	\$1,790,257	\$843,593	\$596,985
Gross Income per SqFt	\$12.55	\$12.32	\$12.19
Full Market Value	\$6,180,000	\$2,910,000	\$2,060,000
Market Value per SqFt	\$43.30	\$43.00	\$42.10
Distance from Cooperative in miles		0.45	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0056	4-03097-0038	4-03078-0050
Address	99-21 67 ROAD	64-85 WETHEROLE STREET	62-95 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	56	101
Year Built	1947	1952	1941
Gross SqFt	61,856	50,400	100,080
Estimated Gross Income	\$835,056	\$671,167	\$1,330,517
Gross Income per SqFt	\$13.50	\$13.32	\$13.29
Full Market Value	\$3,050,000	\$2,450,000	\$4,860,000
Market Value per SqFt	\$49.30	\$49.00	\$48.60
Distance from Cooperative in miles		0.35	0.75

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0031	4-03156-0133	4-03105-0028
Address	99-44 67 ROAD	98-05 67 AVENUE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	56	181	101
Year Built	1961	1960	1960
Gross SqFt	49,300	177,710	73,770
Estimated Gross Income	\$714,850	\$2,565,076	\$1,065,151
Gross Income per SqFt	\$14.50	\$14.43	\$14.44
Full Market Value	\$2,610,000	\$9,360,000	\$3,890,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0036	4-03156-0133	4-03105-0028
Address	67-40 BOOTH STREET	98-05 67 AVENUE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	101	181	101
Year Built	1955	1960	1960
Gross SqFt	94,769	177,710	73,770
Estimated Gross Income	\$1,374,150	\$2,565,076	\$1,065,151
Gross Income per SqFt	\$14.50	\$14.43	\$14.44
Full Market Value	\$5,020,000	\$9,360,000	\$3,890,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03170-0001	4-03156-0133	4-03105-0028
Address	100-11 67 ROAD	98-05 67 AVENUE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	156	181	101
Year Built	1950	1960	1960
Gross SqFt	137,120	177,710	73,770
Estimated Gross Income	\$1,988,240	\$2,565,076	\$1,065,151
Gross Income per SqFt	\$14.50	\$14.43	\$14.44
Full Market Value	\$7,260,000	\$9,360,000	\$3,890,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.15	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-0019	4-03105-0028	4-03156-0133
Address	100-26 67 ROAD	61-61 WOODHAVEN BOULEVARD	98-05 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	43	101	181
Year Built	1966	1960	1960
Gross SqFt	46,570	73,770	177,710
Estimated Gross Income	\$672,470	\$1,065,151	\$2,565,076
Gross Income per SqFt	\$14.44	\$14.44	\$14.43
Full Market Value	\$2,450,000	\$3,890,000	\$9,360,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.95	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-0070	4-03100-0026	4-03078-0085
Address	67-87 BOOTH STREET	65-74 WETHEROLE STREET	93-10 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	110	72	114
Year Built	1950	1953	1950
Gross SqFt	117,480	59,532	104,708
Estimated Gross Income	\$1,738,704	\$833,448	\$1,547,151
Gross Income per SqFt	\$14.80	\$14.00	\$14.78
Full Market Value	\$6,350,000	\$3,040,000	\$5,650,000
Market Value per SqFt	\$54.00	\$51.00	\$54.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03179-0020	4-03175-0001	4-03155-0027
Address	68-20 SELFRIDGE STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	89	1,327	286
Year Built	1966	1960	1959
Gross SqFt	74,243	1,741,458	275,197
Estimated Gross Income	\$1,031,977	\$27,497,621	\$4,144,718
Gross Income per SqFt	\$13.90	\$15.79	\$15.06
Full Market Value	\$3,770,000	\$109,000,000	\$16,400,000
Market Value per SqFt	\$51.00	\$63.00	\$60.00
Distance from Cooperative in miles		0.85	0.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03180-0041	4-03156-0133	
Address	74-45 YELLOWSTONE BOULEVA	98-05 67 AVENUE	
Neighborhood	FOREST HILLS	REGO PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	54	181	
Year Built	1955	1960	
Gross SqFt	45,000	177,710	
Estimated Gross Income	\$648,000	\$2,565,076	
Gross Income per SqFt	\$14.40	\$14.43	
Full Market Value	\$2,370,000	\$9,360,000	
Market Value per SqFt	\$53.00	\$53.00	
Distance from Cooperative in miles		0.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03183-0002	4-03156-0133	
Address	66-92 YELLOWSTONE BOULEVA	98-05 67 AVENUE	
Neighborhood	FOREST HILLS	REGO PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	66	181	
Year Built	1957	1960	
Gross SqFt	57,720	177,710	
Estimated Gross Income	\$831,168	\$2,565,076	
Gross Income per SqFt	\$14.40	\$14.43	
Full Market Value	\$3,030,000	\$9,360,000	
Market Value per SqFt	\$52.00	\$53.00	
Distance from Cooperative in miles		0.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03191-0001	4-03156-0133	
Address	71-11 YELLOWSTONE BOULEVA	98-05 67 AVENUE	
Neighborhood	FOREST HILLS	REGO PARK	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	107	181	
Year Built	1954	1960	
Gross SqFt	91,170	177,710	
Estimated Gross Income	\$1,312,848	\$2,565,076	
Gross Income per SqFt	\$14.40	\$14.43	
Full Market Value	\$4,790,000	\$9,360,000	
Market Value per SqFt	\$53.00	\$53.00	
Distance from Cooperative in miles		0.30	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03193-0001	4-03155-0027	4-03148-0035
Address	68-15 SELFRIDGE STREET	98-01 67 AVENUE	85-25 68 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	58	286	51
Year Built	1967	1959	1969
Gross SqFt	45,354	275,197	36,246
Estimated Gross Income	\$657,633	\$4,144,718	\$490,521
Gross Income per SqFt	\$14.50	\$15.06	\$13.53
Full Market Value	\$2,400,000	\$16,400,000	\$1,790,000
Market Value per SqFt	\$53.00	\$60.00	\$49.40
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03198-0033	4-03255-0050	4-03329-0064
Address	94-11 69 AVENUE	72-22 AUSTIN STREET	118-53 METROPOLITAN AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	42	19
Year Built	1938	1929	1926
Gross SqFt	43,599	28,500	11,562
Estimated Gross Income	\$704,123	\$471,800	\$185,742
Gross Income per SqFt	\$16.15	\$16.55	\$16.06
Full Market Value	\$2,790,000	\$1,870,000	\$735,000
Market Value per SqFt	\$64.00	\$66.00	\$64.00
Distance from Cooperative in miles		0.60	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0004	4-03258-0023	4-03234-0051
Address	68-12 BURNS STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	50	228
Year Built	1920	1920	1929
Gross SqFt	24,408	48,000	174,480
Estimated Gross Income	\$400,291	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.40	\$16.33	\$18.09
Full Market Value	\$1,580,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.50	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0008	4-03258-0023	4-03234-0051
Address	68-20 BURNS STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	50	228
Year Built	1920	1920	1929
Gross SqFt	24,408	48,000	174,480
Estimated Gross Income	\$400,291	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.40	\$16.33	\$18.09
Full Market Value	\$1,580,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0012	4-03258-0023	4-03234-0051
Address	68-30 BURNS STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	50	228
Year Built	1920	1920	1929
Gross SqFt	24,408	48,000	174,480
Estimated Gross Income	\$400,291	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.40	\$16.33	\$18.09
Full Market Value	\$1,580,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0016	4-03258-0023	4-03234-0051
Address	68-36 BURNS STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	50	228
Year Built	1920	1920	1929
Gross SqFt	24,408	48,000	174,480
Estimated Gross Income	\$400,291	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.40	\$16.33	\$18.09
Full Market Value	\$1,580,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.50	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0020	4-03258-0023	4-03234-0051
Address	68-44 BURNS STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	50	228
Year Built	1920	1920	1929
Gross SqFt	24,408	48,000	174,480
Estimated Gross Income	\$400,291	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.40	\$16.33	\$18.09
Full Market Value	\$1,580,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0001	4-03258-0023	
Address	6 BURNS STREET	72-25 AUSTIN STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	122	50	
Year Built	1920	1920	
Gross SqFt	90,141	48,000	
Estimated Gross Income	\$1,478,312	\$783,864	
Gross Income per SqFt	\$16.40	\$16.33	
Full Market Value	\$5,850,000	\$3,100,000	
Market Value per SqFt	\$65.00	\$65.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0014	4-03255-0050	4-03329-0064
Address	9 71 AVENUE	72-22 AUSTIN STREET	118-53 METROPOLITAN AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	42	19
Year Built	1920	1929	1926
Gross SqFt	24,311	28,500	11,562
Estimated Gross Income	\$392,622	\$471,800	\$185,742
Gross Income per SqFt	\$16.15	\$16.55	\$16.06
Full Market Value	\$1,550,000	\$1,870,000	\$735,000
Market Value per SqFt	\$64.00	\$66.00	\$64.00
Distance from Cooperative in miles		0.15	1.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0022	4-03258-0023	4-03234-0051
Address	4 DARTMOUTH STREET	72-25 AUSTIN STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	66	50	228
Year Built	1931	1920	1929
Gross SqFt	70,000	48,000	174,480
Estimated Gross Income	\$1,145,900	\$783,864	\$3,155,815
Gross Income per SqFt	\$16.37	\$16.33	\$18.09
Full Market Value	\$4,540,000	\$3,100,000	\$12,500,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03236-0035	4-03322-0043	4-03322-0111
Address	70-25 YELLOWSTONE BOULEVA	83-33 118 STREET	83-14 LEFFERTS BOULEVARD
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	566	79	37
Year Built	1965	1979	1964
Gross SqFt	575,600	72,147	21,600
Estimated Gross Income	\$10,073,000	\$1,259,233	\$381,563
Gross Income per SqFt	\$17.50	\$17.45	\$17.66
Full Market Value	\$39,900,000	\$4,980,000	\$1,510,000
Market Value per SqFt	\$69.00	\$69.00	\$70.00
Distance from Cooperative in miles		1.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0051	4-03258-0023	
Address	20 71 AVENUE	72-25 AUSTIN STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	96	50	
Year Built	1932	1920	
Gross SqFt	85,075	48,000	
Estimated Gross Income	\$1,395,230	\$783,864	
Gross Income per SqFt	\$16.40	\$16.33	
Full Market Value	\$5,520,000	\$3,100,000	
Market Value per SqFt	\$65.00	\$65.00	
Distance from Cooperative in miles		0.20	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0062	4-03272-0001	4-03258-0023
Address	1 STATION SQUARE	150 GREENWAY TERRACE	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	54	96	50
Year Built	1930	1941	1920
Gross SqFt	54,185	139,142	48,000
Estimated Gross Income	\$866,960	\$2,222,379	\$783,864
Gross Income per SqFt	\$16.00	\$15.97	\$16.33
Full Market Value	\$3,430,000	\$8,800,000	\$3,100,000
Market Value per SqFt	\$63.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0020	4-03255-0050	4-03329-0064
Address	2 STATION SQUARE	72-22 AUSTIN STREET	118-53 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	42	19
Year Built	1930	1929	1926
Gross SqFt	22,450	28,500	11,562
Estimated Gross Income	\$362,567	\$471,800	\$185,742
Gross Income per SqFt	\$16.15	\$16.55	\$16.06
Full Market Value	\$1,440,000	\$1,870,000	\$735,000
Market Value per SqFt	\$64.00	\$66.00	\$64.00
Distance from Cooperative in miles		0.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0029	4-03085-0008	4-03078-0085
Address	71-30 BURNS STREET	64-20 SAUNDERS STREET	93-10 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	26	150	114
Year Built	1961	1950	1950
Gross SqFt	17,868	127,152	104,708
Estimated Gross Income	\$251,938	\$1,788,405	\$1,547,151
Gross Income per SqFt	\$14.10	\$14.07	\$14.78
Full Market Value	\$920,000	\$6,530,000	\$5,650,000
Market Value per SqFt	\$51.00	\$51.00	\$54.00
Distance from Cooperative in miles		1.05	1.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-0009	4-03272-0001	4-03258-0023
Address	108-25 72 AVENUE	150 GREENWAY TERRACE	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	71	96	50
Year Built	1939	1941	1920
Gross SqFt	74,100	139,142	48,000
Estimated Gross Income	\$1,185,600	\$2,222,379	\$783,864
Gross Income per SqFt	\$16.00	\$15.97	\$16.33
Full Market Value	\$4,690,000	\$8,800,000	\$3,100,000
Market Value per SqFt	\$63.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.25	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03275-0083	4-03234-0051	4-03258-0023
Address	72-14 BURNS STREET	68-09 BURNS STREET	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	44	228	50
Year Built	1930	1929	1920
Gross SqFt	53,400	174,480	48,000
Estimated Gross Income	\$902,460	\$3,155,815	\$783,864
Gross Income per SqFt	\$16.90	\$18.09	\$16.33
Full Market Value	\$3,570,000	\$12,500,000	\$3,100,000
Market Value per SqFt	\$67.00	\$72.00	\$65.00
Distance from Cooperative in miles		0.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03276-0024	4-03329-0057	4-03321-0061
Address	1 ASCAN AVENUE	118-65 METROPOLITAN AVENUE	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	55	180
Year Built	1918	1927	1950
Gross SqFt	66,600	34,500	140,196
Estimated Gross Income	\$965,700	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.50	\$14.49	\$14.34
Full Market Value	\$3,520,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.85	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0001	4-03329-0057	4-03321-0061
Address	73-20 AUSTIN STREET	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	55	180
Year Built	1930	1927	1950
Gross SqFt	125,272	34,500	140,196
Estimated Gross Income	\$1,816,444	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.50	\$14.49	\$14.34
Full Market Value	\$6,630,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0016	4-03173-0055	4-03258-0023
Address	75-02 AUSTIN STREET	103-11 68 DRIVE	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	80	50
Year Built	1952	1957	1920
Gross SqFt	123,182	84,174	48,000
Estimated Gross Income	\$1,964,752	\$1,179,277	\$783,864
Gross Income per SqFt	\$15.95	\$14.01	\$16.33
Full Market Value	\$7,780,000	\$4,300,000	\$3,100,000
Market Value per SqFt	\$63.00	\$51.00	\$65.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0080	4-03258-0023	4-03272-0001
Address	150 BURNS STREET	72-25 AUSTIN STREET	150 GREENWAY TERRACE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	43	50	96
Year Built	1932	1920	1941
Gross SqFt	52,454	48,000	139,142
Estimated Gross Income	\$856,573	\$783,864	\$2,222,379
Gross Income per SqFt	\$16.33	\$16.33	\$15.97
Full Market Value	\$3,390,000	\$3,100,000	\$8,800,000
Market Value per SqFt	\$65.00	\$65.00	\$63.00
Distance from Cooperative in miles		0.20	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0001	4-03293-0074	4-03321-0061
Address	109-14 ASCAN AVENUE	110-20 73 ROAD	83-31 116 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	78	180
Year Built	1932	1937	1950
Gross SqFt	148,181	78,650	140,196
Estimated Gross Income	\$2,218,269	\$1,178,072	\$2,009,768
Gross Income per SqFt	\$14.97	\$14.98	\$14.34
Full Market Value	\$8,100,000	\$4,300,000	\$7,340,000
Market Value per SqFt	\$55.00	\$55.00	\$52.00
Distance from Cooperative in miles		0.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0028	4-03258-0023	4-03255-0028
Address	110-21 73 ROAD	72-25 AUSTIN STREET	71-50 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	71	50	53
Year Built	1937	1920	1932
Gross SqFt	100,000	48,000	40,398
Estimated Gross Income	\$1,633,000	\$783,864	\$888,756
Gross Income per SqFt	\$16.33	\$16.33	\$22.00
Full Market Value	\$6,460,000	\$3,100,000	\$3,860,000
Market Value per SqFt	\$65.00	\$65.00	\$96.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0036	4-03329-0057	4-03321-0061
Address	110-07 73 ROAD	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	55	180
Year Built	1933	1927	1950
Gross SqFt	98,182	34,500	140,196
Estimated Gross Income	\$1,448,184	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.75	\$14.49	\$14.34
Full Market Value	\$5,290,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$54.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.85	0.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0045	4-03321-0061	4-03329-0057
Address	111-35 75 AVENUE	83-31 116 STREET	118-65 METROPOLITAN AVENUE
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	180	55
Year Built	1939	1950	1927
Gross SqFt	30,580	140,196	34,500
Estimated Gross Income	\$451,055	\$2,009,768	\$499,896
Gross Income per SqFt	\$14.75	\$14.34	\$14.49
Full Market Value	\$1,650,000	\$7,340,000	\$1,820,000
Market Value per SqFt	\$54.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0050	4-03329-0057	4-03321-0061
Address	111-15 75 AVENUE	118-65 METROPOLITAN AVENUE	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	55	180
Year Built	1937	1927	1950
Gross SqFt	106,364	34,500	140,196
Estimated Gross Income	\$1,563,550	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.70	\$14.49	\$14.34
Full Market Value	\$5,710,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$54.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.80	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0064	4-03329-0057	4-03321-0061
Address	73-37 AUSTIN STREET	118-65 METROPOLITAN AVENUE	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	55	180
Year Built	1928	1927	1950
Gross SqFt	97,825	34,500	140,196
Estimated Gross Income	\$1,428,245	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.60	\$14.49	\$14.34
Full Market Value	\$5,210,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.80	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0001	4-03329-0057	4-03321-0061
Address	107-01 PARK LANE SOUTH	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	152	55	180
Year Built	1935	1927	1950
Gross SqFt	209,844	34,500	140,196
Estimated Gross Income	\$3,063,722	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.60	\$14.49	\$14.34
Full Market Value	\$11,200,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0008	4-03329-0057	4-03321-0061
Address	117-01 METROPOLITAN AVENU	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	55	180
Year Built	1935	1927	1950
Gross SqFt	219,248	34,500	140,196
Estimated Gross Income	\$3,233,908	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.75	\$14.49	\$14.34
Full Market Value	\$11,800,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$54.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03316-0010	4-03324-0050	4-03168-0067
Address	117-14 UNION TURNPIKE	118-09 83 AVENUE	99-15 67 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	48	30
Year Built	1923	1939	1953
Gross SqFt	121,727	46,200	30,576
Estimated Gross Income	\$973,816	\$381,989	\$241,199
Gross Income per SqFt	\$8.00	\$8.27	\$7.89
Full Market Value	\$2,510,000	\$986,000	\$622,000
Market Value per SqFt	\$20.62	\$21.00	\$20.34
Distance from Cooperative in miles		0.25	1.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0025	4-03321-0111	4-03321-0061
Address	83-30 118 STREET	83-96 118 STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	44	180
Year Built	1956	1960	1950
Gross SqFt	101,950	30,900	140,196
Estimated Gross Income	\$1,462,982	\$444,138	\$2,009,768
Gross Income per SqFt	\$14.35	\$14.37	\$14.34
Full Market Value	\$5,340,000	\$1,620,000	\$7,340,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0043	4-03321-0061	4-03321-0111
Address	83-60 118 STREET	83-31 116 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	180	44
Year Built	1960	1950	1960
Gross SqFt	89,784	140,196	30,900
Estimated Gross Income	\$1,292,889	\$2,009,768	\$444,138
Gross Income per SqFt	\$14.40	\$14.34	\$14.37
Full Market Value	\$4,720,000	\$7,340,000	\$1,620,000
Market Value per SqFt	\$53.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0063	4-03321-0037	4-03322-0001
Address	83-19 116 STREET	83-46 118 STREET	118-18 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	84	85
Year Built	1931	1931	1928
Gross SqFt	64,716	70,059	77,670
Estimated Gross Income	\$805,714	\$900,127	\$944,005
Gross Income per SqFt	\$12.45	\$12.85	\$12.15
Full Market Value	\$2,780,000	\$3,110,000	\$3,260,000
Market Value per SqFt	\$43.00	\$44.00	\$42.00
Distance from Cooperative in miles		0.00	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0069	4-03329-0057	4-03293-0074
Address	83-15 116 STREET	118-65 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	55	78
Year Built	1931	1927	1937
Gross SqFt	64,716	34,500	78,650
Estimated Gross Income	\$931,910	\$499,896	\$1,178,072
Gross Income per SqFt	\$14.40	\$14.49	\$14.98
Full Market Value	\$3,400,000	\$1,820,000	\$4,300,000
Market Value per SqFt	\$53.00	\$53.00	\$55.00
Distance from Cooperative in miles		0.10	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0100	4-03329-0057	4-03293-0074
Address	83-80 118 STREET	118-65 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	55	78
Year Built	1939	1927	1937
Gross SqFt	105,000	34,500	78,650
Estimated Gross Income	\$1,522,500	\$499,896	\$1,178,072
Gross Income per SqFt	\$14.50	\$14.49	\$14.98
Full Market Value	\$5,560,000	\$1,820,000	\$4,300,000
Market Value per SqFt	\$53.00	\$53.00	\$55.00
Distance from Cooperative in miles		0.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0024	4-03321-0111	4-03321-0061
Address	118-60 METROPOLITAN AVENU	83-96 118 STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	44	180
Year Built	1954	1960	1950
Gross SqFt	141,000	30,900	140,196
Estimated Gross Income	\$2,016,300	\$444,138	\$2,009,768
Gross Income per SqFt	\$14.30	\$14.37	\$14.34
Full Market Value	\$7,360,000	\$1,620,000	\$7,340,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.10	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0123	4-03329-0057	4-03293-0074
Address	83-44 LEFFERTS BOULEVARD	118-65 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	55	78
Year Built	1932	1927	1937
Gross SqFt	105,882	34,500	78,650
Estimated Gross Income	\$1,524,700	\$499,896	\$1,178,072
Gross Income per SqFt	\$14.40	\$14.49	\$14.98
Full Market Value	\$5,570,000	\$1,820,000	\$4,300,000
Market Value per SqFt	\$53.00	\$53.00	\$55.00
Distance from Cooperative in miles		0.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0135	4-03329-0057	4-03293-0074
Address	118-11 84 AVENUE	118-65 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	55	78
Year Built	1942	1927	1937
Gross SqFt	150,000	34,500	78,650
Estimated Gross Income	\$2,160,000	\$499,896	\$1,178,072
Gross Income per SqFt	\$14.40	\$14.49	\$14.98
Full Market Value	\$7,880,000	\$1,820,000	\$4,300,000
Market Value per SqFt	\$53.00	\$53.00	\$55.00
Distance from Cooperative in miles		0.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0156	4-03321-0061	4-03321-0111
Address	83-75 118 STREET	83-31 116 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	180	44
Year Built	1954	1950	1960
Gross SqFt	141,645	140,196	30,900
Estimated Gross Income	\$2,032,605	\$2,009,768	\$444,138
Gross Income per SqFt	\$14.35	\$14.34	\$14.37
Full Market Value	\$7,420,000	\$7,340,000	\$1,620,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.10	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03323-0001	4-03329-0057	4-03293-0074
Address	115-25 METROPOLITAN AVENU	118-65 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	55	78
Year Built	1925	1927	1937
Gross SqFt	88,272	34,500	78,650
Estimated Gross Income	\$1,279,944	\$499,896	\$1,178,072
Gross Income per SqFt	\$14.50	\$14.49	\$14.98
Full Market Value	\$4,670,000	\$1,820,000	\$4,300,000
Market Value per SqFt	\$53.00	\$53.00	\$55.00
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03329-0004	4-03329-0054	4-03329-0057
Address	118-14 83 AVENUE	118-75 METROPOLITAN AVENU	118-65 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	54	55
Year Built	1939	1924	1927
Gross SqFt	88,296	54,300	34,500
Estimated Gross Income	\$1,236,144	\$542,856	\$499,896
Gross Income per SqFt	\$14.00	\$10.00	\$14.49
Full Market Value	\$4,510,000	\$1,550,000	\$1,820,000
Market Value per SqFt	\$51.00	\$29.00	\$53.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03330-0033	4-03321-0111	4-03321-0061
Address	83-36 BEVERLY ROAD	83-96 118 STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	44	180
Year Built	1966	1960	1950
Gross SqFt	41,155	30,900	140,196
Estimated Gross Income	\$596,747	\$444,138	\$2,009,768
Gross Income per SqFt	\$14.50	\$14.37	\$14.34
Full Market Value	\$2,180,000	\$1,620,000	\$7,340,000
Market Value per SqFt	\$53.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.25	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03331-0007	4-03329-0064	4-03464-0013
Address	84-02 BEVERLY ROAD	118-53 METROPOLITAN AVENU	1737 CORNELIA STREET
Neighborhood	KEW GARDENS	KEW GARDENS	RIDGEWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	19	12
Year Built	1926	1926	1931
Gross SqFt	14,545	11,562	5,400
Estimated Gross Income	\$232,720	\$185,742	\$90,300
Gross Income per SqFt	\$16.00	\$16.06	\$16.72
Full Market Value	\$921,000	\$735,000	\$357,000
Market Value per SqFt	\$63.00	\$64.00	\$66.00
Distance from Cooperative in miles		0.15	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03333-0016	4-03321-0111	4-03329-0057
Address	84-51 BEVERLY ROAD	83-96 118 STREET	118-65 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	44	55
Year Built	1941	1960	1927
Gross SqFt	156,510	30,900	34,500
Estimated Gross Income	\$2,269,395	\$444,138	\$499,896
Gross Income per SqFt	\$14.50	\$14.37	\$14.49
Full Market Value	\$8,280,000	\$1,620,000	\$1,820,000
Market Value per SqFt	\$53.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0058	4-03321-0111	4-03329-0057
Address	75-40 AUSTIN STREET	83-96 118 STREET	118-65 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	44	55
Year Built	1940	1960	1927
Gross SqFt	99,600	30,900	34,500
Estimated Gross Income	\$1,444,200	\$444,138	\$499,896
Gross Income per SqFt	\$14.50	\$14.37	\$14.49
Full Market Value	\$5,270,000	\$1,620,000	\$1,820,000
Market Value per SqFt	\$53.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.70	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0163	4-03329-0057	4-03321-0061
Address	76-66 AUSTIN STREET	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	55	180
Year Built	1931	1927	1950
Gross SqFt	134,090	34,500	140,196
Estimated Gross Income	\$1,944,305	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.50	\$14.49	\$14.34
Full Market Value	\$7,100,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0186	4-03329-0057	4-03321-0061
Address	77-16 AUSTIN STREET	118-65 METROPOLITAN AVENU	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	55	180
Year Built	1929	1927	1950
Gross SqFt	76,681	34,500	140,196
Estimated Gross Income	\$1,111,874	\$499,896	\$2,009,768
Gross Income per SqFt	\$14.50	\$14.49	\$14.34
Full Market Value	\$4,060,000	\$1,820,000	\$7,340,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0250	4-03321-0037	4-03322-0001
Address	78-14 AUSTIN STREET	83-46 118 STREET	118-18 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	84	85
Year Built	1932	1931	1928
Gross SqFt	58,864	70,059	77,670
Estimated Gross Income	\$718,140	\$900,127	\$944,005
Gross Income per SqFt	\$12.20	\$12.85	\$12.15
Full Market Value	\$2,480,000	\$3,110,000	\$3,260,000
Market Value per SqFt	\$42.10	\$44.00	\$42.00
Distance from Cooperative in miles		0.60	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0260	4-03322-0119	4-03322-0043
Address	118-17 UNION TURNPIKE	83-34 LEFFERTS BOULEVARD	83-33 118 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	37	79
Year Built	1973	1964	1979
Gross SqFt	213,654	25,935	72,147
Estimated Gross Income	\$3,738,945	\$454,411	\$1,259,233
Gross Income per SqFt	\$17.50	\$17.52	\$17.45
Full Market Value	\$14,800,000	\$1,800,000	\$4,980,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03335-0023	4-03322-0119	4-03322-0043
Address	118-18 UNION TURNPIKE	83-34 LEFFERTS BOULEVARD	83-33 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	37	79
Year Built	1974	1964	1979
Gross SqFt	196,420	25,935	72,147
Estimated Gross Income	\$3,437,350	\$454,411	\$1,259,233
Gross Income per SqFt	\$17.50	\$17.52	\$17.45
Full Market Value	\$13,600,000	\$1,800,000	\$4,980,000
Market Value per SqFt	\$69.00	\$69.00	\$69.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03337-0060	4-03321-0061	4-03321-0111
Address	82-40 AUSTIN STREET	83-31 116 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	180	44
Year Built	1953	1950	1960
Gross SqFt	55,146	140,196	30,900
Estimated Gross Income	\$794,102	\$2,009,768	\$444,138
Gross Income per SqFt	\$14.40	\$14.34	\$14.37
Full Market Value	\$2,900,000	\$7,340,000	\$1,620,000
Market Value per SqFt	\$53.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.35	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03338-0030	4-03321-0061	4-03321-0111
Address	83-40 AUSTIN STREET	83-31 116 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	180	44
Year Built	1956	1950	1960
Gross SqFt	146,748	140,196	30,900
Estimated Gross Income	\$2,113,171	\$2,009,768	\$444,138
Gross Income per SqFt	\$14.40	\$14.34	\$14.37
Full Market Value	\$7,710,000	\$7,340,000	\$1,620,000
Market Value per SqFt	\$53.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03340-0036	4-03340-0052	4-03293-0074
Address	111-39 76 ROAD	111-09 76 ROAD	110-20 73 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	60	78
Year Built	1938	1939	1937
Gross SqFt	52,182	53,455	78,650
Estimated Gross Income	\$777,511	\$802,202	\$1,178,072
Gross Income per SqFt	\$14.90	\$15.01	\$14.98
Full Market Value	\$2,840,000	\$2,930,000	\$4,300,000
Market Value per SqFt	\$54.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0024	4-03340-0052	4-03293-0074
Address	114-06 QUEENS BOULEVARD	111-09 76 ROAD	110-20 73 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	60	78
Year Built	1939	1939	1937
Gross SqFt	63,636	53,455	78,650
Estimated Gross Income	\$954,540	\$802,202	\$1,178,072
Gross Income per SqFt	\$15.00	\$15.01	\$14.98
Full Market Value	\$3,480,000	\$2,930,000	\$4,300,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.05	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0030	4-03293-0074	4-03340-0052
Address	114-20 QUEENS BOULEVARD	110-20 73 ROAD	111-09 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	78	60
Year Built	1940	1937	1939
Gross SqFt	63,636	78,650	53,455
Estimated Gross Income	\$954,540	\$1,178,072	\$802,202
Gross Income per SqFt	\$15.00	\$14.98	\$15.01
Full Market Value	\$3,480,000	\$4,300,000	\$2,930,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0037	4-03340-0052	4-03293-0074
Address	111-45 76 DRIVE	111-09 76 ROAD	110-20 73 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	60	78
Year Built	1936	1939	1937
Gross SqFt	49,000	53,455	78,650
Estimated Gross Income	\$735,000	\$802,202	\$1,178,072
Gross Income per SqFt	\$15.00	\$15.01	\$14.98
Full Market Value	\$2,680,000	\$2,930,000	\$4,300,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0106	4-03340-0052	4-03335-0008
Address	83-00 LEFFERTS BOULEVARD	111-09 76 ROAD	80-15 GRENFELL STREET
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	60	128
Year Built	1930	1939	1930
Gross SqFt	90,273	53,455	82,091
Estimated Gross Income	\$1,354,095	\$802,202	\$1,428,842
Gross Income per SqFt	\$15.00	\$15.01	\$17.41
Full Market Value	\$4,940,000	\$2,930,000	\$5,660,000
Market Value per SqFt	\$55.00	\$55.00	\$69.00
Distance from Cooperative in miles		0.70	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0129	4-03340-0052	4-03335-0008
Address	83-52 TALBOT STREET	111-09 76 ROAD	80-15 GRENFELL STREET
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	128
Year Built	1933	1939	1930
Gross SqFt	54,404	53,455	82,091
Estimated Gross Income	\$816,060	\$802,202	\$1,428,842
Gross Income per SqFt	\$15.00	\$15.01	\$17.41
Full Market Value	\$2,980,000	\$2,930,000	\$5,660,000
Market Value per SqFt	\$55.00	\$55.00	\$69.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0136	4-03340-0052	4-03335-0008
Address	83-74 TALBOT STREET	111-09 76 ROAD	80-15 GRENFELL STREET
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	60	128
Year Built	1933	1939	1930
Gross SqFt	67,136	53,455	82,091
Estimated Gross Income	\$1,007,040	\$802,202	\$1,428,842
Gross Income per SqFt	\$15.00	\$15.01	\$17.41
Full Market Value	\$3,680,000	\$2,930,000	\$5,660,000
Market Value per SqFt	\$55.00	\$55.00	\$69.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0144	4-03321-0061	4-03321-0111
Address	83-33 AUSTIN STREET	83-31 116 STREET	83-96 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	180	44
Year Built	1950	1950	1960
Gross SqFt	133,140	140,196	30,900
Estimated Gross Income	\$1,903,902	\$2,009,768	\$444,138
Gross Income per SqFt	\$14.30	\$14.34	\$14.37
Full Market Value	\$6,950,000	\$7,340,000	\$1,620,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.40	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03356-0023	4-03322-0119	4-03322-0111
Address	125-16 83 DRIVE	83-34 LEFFERTS BOULEVARD	83-14 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	37	37
Year Built	1960	1964	1964
Gross SqFt	78,632	25,935	21,600
Estimated Gross Income	\$1,368,196	\$454,411	\$381,563
Gross Income per SqFt	\$17.40	\$17.52	\$17.66
Full Market Value	\$5,420,000	\$1,800,000	\$1,510,000
Market Value per SqFt	\$69.00	\$69.00	\$70.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-0040	4-03358-0052	4-03080-0006
Address	45 KEW GARDENS ROAD	41 KEW GARDENS ROAD	95-08 QUEENS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	48	60
Year Built	1940	1936	1941
Gross SqFt	89,727	49,636	62,400
Estimated Gross Income	\$1,211,314	\$679,892	\$838,819
Gross Income per SqFt	\$13.50	\$13.70	\$13.44
Full Market Value	\$4,420,000	\$2,480,000	\$3,060,000
Market Value per SqFt	\$49.30	\$50.00	\$49.00
Distance from Cooperative in miles		0.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03359-0023	4-03321-0061	4-03329-0057
Address	124-30 QUEENS BOULEVARD	83-31 116 STREET	118-65 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	180	55
Year Built	1948	1950	1927
Gross SqFt	150,507	140,196	34,500
Estimated Gross Income	\$2,159,775	\$2,009,768	\$499,896
Gross Income per SqFt	\$14.35	\$14.34	\$14.49
Full Market Value	\$7,880,000	\$7,340,000	\$1,820,000
Market Value per SqFt	\$52.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.55	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03880-0097	4-05024-0080	4-05025-0001
Address	90-60 UNION TURNPIKE	144-25 ROOSEVELT AVENUE	144-15 41 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	278	158	111
Year Built	1965	1962	1962
Gross SqFt	295,340	128,901	129,838
Estimated Gross Income	\$3,635,635	\$1,645,818	\$1,598,541
Gross Income per SqFt	\$12.31	\$12.77	\$12.31
Full Market Value	\$8,510,000	\$5,680,000	\$5,520,000
Market Value per SqFt	\$28.80	\$44.00	\$42.50
Distance from Cooperative in miles		4.35	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0960	4-04995-0064	4-04986-0018
Address	83-55 WOODHAVEN BOULEVARD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	390	120	54
Year Built	1954	1957	1959
Gross SqFt	385,000	129,650	49,000
Estimated Gross Income	\$4,620,000	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$15,900,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		4.40	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0970	4-04995-0064	4-04986-0018
Address	83-75 WOODHAVEN BOULEVARD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	120	54
Year Built	1955	1957	1959
Gross SqFt	170,772	129,650	49,000
Estimated Gross Income	\$2,049,264	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,070,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		4.90	5.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0975	4-04995-0064	4-04986-0018
Address	83-85 WOODHAVEN BOULEVARD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	288	120	54
Year Built	1954	1957	1959
Gross SqFt	310,050	129,650	49,000
Estimated Gross Income	\$3,720,600	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$12,800,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		4.90	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04285-0010	4-04995-0064	4-04986-0018
Address	26-10 UNION STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	504	120	54
Year Built	1957	1957	1959
Gross SqFt	500,710	129,650	49,000
Estimated Gross Income	\$6,008,520	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$20,700,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04312-0010	4-04995-0064	4-04986-0018
Address	26-20 WHITESTONE EXPWY SR	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	120	54
Year Built	1952	1957	1959
Gross SqFt	260,961	129,650	49,000
Estimated Gross Income	\$3,131,532	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$10,800,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.60	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04340-0010	4-04995-0064	4-04986-0018
Address	29-09 137 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	183	120	54
Year Built	1961	1957	1959
Gross SqFt	234,456	129,650	49,000
Estimated Gross Income	\$2,813,472	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$9,710,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04342-0010	4-04995-0064	4-04986-0018
Address	29-08 139 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	120	54
Year Built	1952	1957	1959
Gross SqFt	184,694	129,650	49,000
Estimated Gross Income	\$2,216,328	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,650,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0010	4-04995-0064	4-04986-0018
Address	139-10 28 ROAD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	120	54
Year Built	1952	1957	1959
Gross SqFt	261,776	129,650	49,000
Estimated Gross Income	\$3,141,312	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$10,800,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		0.45	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0125	4-04995-0064	4-04986-0018
Address	139-19 31 ROAD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	120	54
Year Built	1957	1957	1959
Gross SqFt	180,262	129,650	49,000
Estimated Gross Income	\$2,163,144	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,460,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04371-0008	4-04995-0064	4-04986-0018
Address	29-10 137 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	120	54
Year Built	1960	1957	1959
Gross SqFt	265,404	129,650	49,000
Estimated Gross Income	\$3,184,848	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$11,000,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0035	4-04995-0064	4-04986-0018
Address	31-50 140 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	120	54
Year Built	1957	1957	1959
Gross SqFt	176,611	129,650	49,000
Estimated Gross Income	\$2,119,332	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,310,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.45	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0049	4-04995-0064	4-04986-0018
Address	31-31 138 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	120	54
Year Built	1953	1957	1959
Gross SqFt	176,061	129,650	49,000
Estimated Gross Income	\$2,112,732	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,290,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04410-0056	4-04995-0064	4-04986-0018
Address	31-30 138 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	120	54
Year Built	1959	1957	1959
Gross SqFt	187,936	129,650	49,000
Estimated Gross Income	\$2,255,232	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,780,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04411-0001	4-04995-0064	4-04986-0018
Address	31-65 138 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	120	54
Year Built	1960	1957	1959
Gross SqFt	176,086	129,650	49,000
Estimated Gross Income	\$2,113,032	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$7,290,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.40	0.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04459-0062	4-04957-0080	4-04807-0049
Address	107-27 11 AVENUE	139-19 34 ROAD	29-01 148 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	16	46	36
Year Built	1959	1928	1942
Gross SqFt	13,237	35,400	32,660
Estimated Gross Income	\$172,081	\$459,484	\$487,542
Gross Income per SqFt	\$13.00	\$12.98	\$14.93
Full Market Value	\$628,000	\$1,680,000	\$1,780,000
Market Value per SqFt	\$47.40	\$48.00	\$55.00
Distance from Cooperative in miles		1.70	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04573-0001	4-04505-0038	4-04957-0080
Address	160-15 POWELLS COVE BOULE	12-68 150 STREET	139-19 34 ROAD
Neighborhood	BEECHHURST	WHITESTONE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	92	14	46
Year Built	1928	1919	1928
Gross SqFt	77,832	13,090	35,400
Estimated Gross Income	\$933,984	\$154,462	\$459,484
Gross Income per SqFt	\$12.00	\$11.80	\$12.98
Full Market Value	\$3,220,000	\$533,000	\$1,680,000
Market Value per SqFt	\$41.40	\$41.00	\$47.50
Distance from Cooperative in miles		0.85	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0041	4-05046-0020	4-05021-0008
Address	162-01 POWELLS COVE BOULE	41-10 BOWNE STREET	142-10 ROOSEVELT AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	108	157	150
Year Built	1956	1961	1963
Gross SqFt	150,000	166,508	167,045
Estimated Gross Income	\$1,800,000	\$2,376,344	\$1,930,776
Gross Income per SqFt	\$12.00	\$14.27	\$11.56
Full Market Value	\$6,210,000	\$8,670,000	\$6,660,000
Market Value per SqFt	\$41.40	\$52.00	\$39.90
Distance from Cooperative in miles		2.90	2.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0061	4-04995-0064	4-04986-0018
Address	162-21 POWELLS COVE BOULE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	120	54
Year Built	1956	1957	1959
Gross SqFt	150,000	129,650	49,000
Estimated Gross Income	\$1,800,000	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$6,210,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		2.40	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0071	4-05046-0020	4-05021-0008
Address	162-41 POWELLS COVE BOULE	41-10 BOWNE STREET	142-10 ROOSEVELT AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	108	157	150
Year Built	1956	1961	1963
Gross SqFt	150,000	166,508	167,045
Estimated Gross Income	\$1,800,000	\$2,376,344	\$1,930,776
Gross Income per SqFt	\$12.00	\$14.27	\$11.56
Full Market Value	\$6,210,000	\$8,670,000	\$6,660,000
Market Value per SqFt	\$41.40	\$52.00	\$39.90
Distance from Cooperative in miles		2.90	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0104	4-04995-0064	4-04986-0018
Address	166-41 POWELLS COVE BOULE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.40	2.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0001	4-04995-0064	4-04986-0018
Address	7-15 162 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0023	4-04995-0064	4-04986-0018
Address	162-10 POWELLS COVE BOULE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0024	4-04995-0064	4-04986-0018
Address	162-30 POWELLS COVE BOULE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0036	4-04995-0064	4-04986-0018
Address	7-04 166 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0038	4-04995-0064	4-04986-0018
Address	7-24 166 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0051	4-04995-0064	4-04986-0018
Address	162-31 9 AVENUE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0052	4-04995-0064	4-04986-0018
Address	162-11 9 AVENUE	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	120	54
Year Built	1958	1957	1959
Gross SqFt	40,692	129,650	49,000
Estimated Gross Income	\$488,304	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$1,680,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		2.25	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0066	4-05013-0031	4-05022-0008
Address	11-01 162 STREET	37-04 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	42	62
Year Built	1958	1957	1962
Gross SqFt	40,692	43,000	48,786
Estimated Gross Income	\$488,304	\$374,960	\$635,943
Gross Income per SqFt	\$12.00	\$8.72	\$13.04
Full Market Value	\$1,680,000	\$967,000	\$2,320,000
Market Value per SqFt	\$41.30	\$22.00	\$47.60
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0075	4-04986-0018	4-03156-0106
Address	10-21 162 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0082	4-04986-0018	4-03156-0106
Address	10-11 162 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0083	4-04986-0018	4-03156-0106
Address	9-05 162 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0096	4-05013-0031	4-05022-0008
Address	10-01 162 STREET	37-04 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	42	62
Year Built	1958	1957	1962
Gross SqFt	40,692	43,000	48,786
Estimated Gross Income	\$488,304	\$374,960	\$635,943
Gross Income per SqFt	\$12.00	\$8.72	\$13.04
Full Market Value	\$1,680,000	\$967,000	\$2,320,000
Market Value per SqFt	\$41.30	\$22.00	\$47.60
Distance from Cooperative in miles		2.40	2.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0103	4-04986-0018	4-03156-0106
Address	162-20 9 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0109	4-04986-0018	4-03156-0106
Address	162-40 9 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0118	4-05013-0031	4-05022-0008
Address	9-20 166 STREET	37-04 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	42	62
Year Built	1958	1957	1962
Gross SqFt	40,692	43,000	48,786
Estimated Gross Income	\$488,304	\$374,960	\$635,943
Gross Income per SqFt	\$12.00	\$8.72	\$13.04
Full Market Value	\$1,680,000	\$967,000	\$2,320,000
Market Value per SqFt	\$41.30	\$22.00	\$47.60
Distance from Cooperative in miles		2.40	2.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0129	4-04986-0018	4-03156-0106
Address	10-10 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0135	4-04986-0018	4-03156-0106
Address	10-24 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0145	4-04986-0018	4-03156-0106
Address	10-34 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.00	5.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0030	4-04986-0018	4-03156-0106
Address	9-05 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0034	4-04986-0018	4-03156-0106
Address	9-15 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0110	4-04986-0018	4-03156-0106
Address	168-11 12 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	50,462	49,000	48,960
Estimated Gross Income	\$605,544	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$2,090,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.40	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0119	4-04986-0018	4-03156-0106
Address	168-01 12 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0120	4-04986-0018	4-03156-0106
Address	167-15 12 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0125	4-04986-0018	4-03156-0106
Address	167-05 12 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0131	4-04986-0018	4-03156-0106
Address	166-25 12 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.05	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0002	4-04986-0018	4-03156-0106
Address	7-25 166 STREET	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.15	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0018	4-03156-0106	4-04986-0018
Address	166-10 POWELLS COVE BOULE	94-20 WETHEROLE STREET	147-11 34 AVENUE
Neighborhood	BEECHHURST	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1951	1959
Gross SqFt	40,692	48,960	49,000
Estimated Gross Income	\$488,304	\$596,985	\$587,514
Gross Income per SqFt	\$12.00	\$12.19	\$11.99
Full Market Value	\$1,680,000	\$2,060,000	\$2,030,000
Market Value per SqFt	\$41.30	\$42.00	\$41.40
Distance from Cooperative in miles		5.70	2.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0019	4-04986-0018	4-03156-0106
Address	166-26 POWELLS COVE BOULE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.15	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0032	4-04986-0018	4-03156-0106
Address	166-40 POWELLS COVE BOULE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.15	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0034	4-04986-0018	4-03156-0106
Address	166-35 9 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.15	5.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0048	4-04986-0018	4-03156-0106
Address	166-31 9 AVENUE	147-11 34 AVENUE	94-20 WETHEROLE STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	54	54
Year Built	1958	1959	1951
Gross SqFt	40,692	49,000	48,960
Estimated Gross Income	\$488,304	\$587,514	\$596,985
Gross Income per SqFt	\$12.00	\$11.99	\$12.19
Full Market Value	\$1,680,000	\$2,030,000	\$2,060,000
Market Value per SqFt	\$41.30	\$41.00	\$42.10
Distance from Cooperative in miles		2.15	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04717-0001	4-04157-0002	4-04981-0050
Address	151-05 CROSS ISLE PARKWAY	19-10 PARSONS BOULEVARD	33-14 PARSONS BOULEVARD
Neighborhood	WHITESTONE	WHITESTONE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	66	60	114
Year Built	1965	1971	1963
Gross SqFt	73,690	58,380	99,162
Estimated Gross Income	\$1,016,922	\$811,482	\$1,365,108
Gross Income per SqFt	\$13.80	\$13.90	\$13.77
Full Market Value	\$3,710,000	\$2,960,000	\$4,980,000
Market Value per SqFt	\$50.00	\$51.00	\$50.00
Distance from Cooperative in miles		0.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04742-0022	4-04229-0012	4-03094-0005
Address	158-06 CROSS ISLAND PKWY	23-39 125 STREET	63-19 AUSTIN STREET
Neighborhood	WHITESTONE	COLLEGE POINT	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	12	12	95
Year Built	1951	1950	1948
Gross SqFt	10,700	10,200	72,000
Estimated Gross Income	\$147,125	\$140,585	\$990,968
Gross Income per SqFt	\$13.75	\$13.78	\$13.76
Full Market Value	\$537,000	\$513,000	\$3,620,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		2.10	5.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04743-0001	4-03094-0005	4-04229-0012
Address	159-03 16 AVENUE	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	48	95	12
Year Built	1951	1948	1950
Gross SqFt	42,382	72,000	10,200
Estimated Gross Income	\$584,023	\$990,968	\$140,585
Gross Income per SqFt	\$13.78	\$13.76	\$13.78
Full Market Value	\$2,130,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.10	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04744-0028	4-03094-0005	4-04229-0012
Address	16-02 160 STREET	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	80	95	12
Year Built	1951	1948	1950
Gross SqFt	67,636	72,000	10,200
Estimated Gross Income	\$929,995	\$990,968	\$140,585
Gross Income per SqFt	\$13.75	\$13.76	\$13.78
Full Market Value	\$3,390,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.00	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04746-0035	4-03094-0005	4-04229-0012
Address	157-50 17 AVENUE	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	36	95	12
Year Built	1951	1948	1950
Gross SqFt	32,216	72,000	10,200
Estimated Gross Income	\$442,970	\$990,968	\$140,585
Gross Income per SqFt	\$13.75	\$13.76	\$13.78
Full Market Value	\$1,620,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		4.95	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04747-0038	4-03094-0005	4-04229-0012
Address	157-58 17 ROAD	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	11	95	12
Year Built	1961	1948	1950
Gross SqFt	3,496	72,000	10,200
Estimated Gross Income	\$48,104	\$990,968	\$140,585
Gross Income per SqFt	\$13.76	\$13.76	\$13.78
Full Market Value	\$180,000	\$3,620,000	\$513,000
Market Value per SqFt	\$51.00	\$50.00	\$50.00
Distance from Cooperative in miles		4.95	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04754-0001	4-03094-0005	4-04229-0012
Address	160-01 16 AVENUE	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	132	95	12
Year Built	1951	1948	1950
Gross SqFt	118,024	72,000	10,200
Estimated Gross Income	\$1,416,288	\$990,968	\$140,585
Gross Income per SqFt	\$12.00	\$13.76	\$13.78
Full Market Value	\$4,890,000	\$3,620,000	\$513,000
Market Value per SqFt	\$41.40	\$50.00	\$50.00
Distance from Cooperative in miles		5.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04756-0001	4-03094-0005	4-04229-0012
Address	16-37 160 STREET	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	176	95	12
Year Built	1951	1948	1950
Gross SqFt	158,640	72,000	10,200
Estimated Gross Income	\$2,181,300	\$990,968	\$140,585
Gross Income per SqFt	\$13.75	\$13.76	\$13.78
Full Market Value	\$7,960,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.10	2.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04758-0010	4-03094-0005	4-04229-0012
Address	18-09 160 STREET	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	140	95	12
Year Built	1951	1948	1950
Gross SqFt	123,221	72,000	10,200
Estimated Gross Income	\$1,694,288	\$990,968	\$140,585
Gross Income per SqFt	\$13.75	\$13.76	\$13.78
Full Market Value	\$6,180,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.00	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04767-0001	4-03094-0005	4-04229-0012
Address	16-31 163 STREET	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	32	95	12
Year Built	1951	1948	1950
Gross SqFt	26,272	72,000	10,200
Estimated Gross Income	\$361,240	\$990,968	\$140,585
Gross Income per SqFt	\$13.75	\$13.76	\$13.78
Full Market Value	\$1,320,000	\$3,620,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.10	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04769-0001	4-04986-0018	
Address	25-11 UNION STREET	147-11 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	192	54	
Year Built	1954	1959	
Gross SqFt	201,824	49,000	
Estimated Gross Income	\$2,421,888	\$587,514	
Gross Income per SqFt	\$12.00	\$11.99	
Full Market Value	\$8,360,000	\$2,030,000	
Market Value per SqFt	\$41.40	\$41.00	
Distance from Cooperative in miles		0.60	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04772-0001	4-04995-0064	4-04986-0018
Address	26-21 UNION STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	384	120	54
Year Built	1954	1957	1959
Gross SqFt	382,016	129,650	49,000
Estimated Gross Income	\$4,584,192	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$15,800,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04781-0001	4-04995-0064	4-04986-0018
Address	26-15 PARSONS BOULEVARD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	120	54
Year Built	1954	1957	1959
Gross SqFt	51,745	129,650	49,000
Estimated Gross Income	\$620,940	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$2,140,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04782-0001	4-04986-0018	
Address	27-05 PARSONS BOULEVARD	147-11 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	48	54	
Year Built	1954	1959	
Gross SqFt	51,538	49,000	
Estimated Gross Income	\$618,456	\$587,514	
Gross Income per SqFt	\$12.00	\$11.99	
Full Market Value	\$2,130,000	\$2,030,000	
Market Value per SqFt	\$41.30	\$41.00	
Distance from Cooperative in miles		0.40	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04788-0008	4-04995-0064	4-04986-0018
Address	30-11 PARSONS BOULEVARD	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	120	54
Year Built	1952	1957	1959
Gross SqFt	122,514	129,650	49,000
Estimated Gross Income	\$1,470,168	\$1,567,551	\$587,514
Gross Income per SqFt	\$12.00	\$12.09	\$11.99
Full Market Value	\$5,070,000	\$5,410,000	\$2,030,000
Market Value per SqFt	\$41.40	\$42.00	\$41.40
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0060	4-03358-0052	4-03340-0013
Address	33-38 PARSONS BOULEVARD	41 KEW GARDENS ROAD	111-32 76 AVENUE
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	48	73
Year Built	1937	1936	1938
Gross SqFt	52,200	49,636	75,455
Estimated Gross Income	\$715,140	\$679,892	\$1,687,173
Gross Income per SqFt	\$13.70	\$13.70	\$22.36
Full Market Value	\$2,610,000	\$2,480,000	\$7,330,000
Market Value per SqFt	\$50.00	\$50.00	\$97.00
Distance from Cooperative in miles		3.75	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0078	4-04986-0018	4-04995-0064
Address	140-33 34 AVENUE	147-11 34 AVENUE	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	54	120
Year Built	1960	1959	1957
Gross SqFt	118,746	49,000	129,650
Estimated Gross Income	\$1,424,952	\$587,514	\$1,567,551
Gross Income per SqFt	\$12.00	\$11.99	\$12.09
Full Market Value	\$4,920,000	\$2,030,000	\$5,410,000
Market Value per SqFt	\$41.40	\$41.00	\$41.70
Distance from Cooperative in miles		0.30	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-0051	4-04981-0050	4-04157-0002
Address	34-20 PARSONS BOULEVARD	33-14 PARSONS BOULEVARD	19-10 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	WHITESTONE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	141	114	60
Year Built	1962	1963	1971
Gross SqFt	130,500	99,162	58,380
Estimated Gross Income	\$1,796,985	\$1,365,108	\$811,482
Gross Income per SqFt	\$13.77	\$13.77	\$13.90
Full Market Value	\$6,560,000	\$4,980,000	\$2,960,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		0.10	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04995-0058	4-04995-0073	4-03322-0043
Address	144-63 35 AVENUE	144-27 35 AVENUE	83-33 118 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	84	79
Year Built	1967	1969	1979
Gross SqFt	72,000	76,140	72,147
Estimated Gross Income	\$1,108,800	\$1,172,483	\$1,259,233
Gross Income per SqFt	\$15.40	\$15.40	\$17.45
Full Market Value	\$4,390,000	\$4,640,000	\$4,980,000
Market Value per SqFt	\$61.00	\$61.00	\$69.00
Distance from Cooperative in miles		0.00	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04999-0033	4-04981-0050	4-04157-0002
Address	149-43 35 AVENUE	33-14 PARSONS BOULEVARD	19-10 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	WHITESTONE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	70	114	60
Year Built	1962	1963	1971
Gross SqFt	59,300	99,162	58,380
Estimated Gross Income	\$815,375	\$1,365,108	\$811,482
Gross Income per SqFt	\$13.75	\$13.77	\$13.90
Full Market Value	\$2,980,000	\$4,980,000	\$2,960,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		0.50	1.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05001-0001	4-04981-0050	4-04157-0002
Address	34-25 150 PLACE	33-14 PARSONS BOULEVARD	19-10 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	WHITESTONE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	76	114	60
Year Built	1962	1963	1971
Gross SqFt	65,850	99,162	58,380
Estimated Gross Income	\$905,437	\$1,365,108	\$811,482
Gross Income per SqFt	\$13.75	\$13.77	\$13.90
Full Market Value	\$3,300,000	\$4,980,000	\$2,960,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		0.65	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0042	4-04981-0050	4-04157-0002
Address	139-50 35 AVENUE	33-14 PARSONS BOULEVARD	19-10 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	WHITESTONE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	126	114	60
Year Built	1959	1963	1971
Gross SqFt	117,420	99,162	58,380
Estimated Gross Income	\$1,614,525	\$1,365,108	\$811,482
Gross Income per SqFt	\$13.75	\$13.77	\$13.90
Full Market Value	\$5,890,000	\$4,980,000	\$2,960,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		0.15	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0087	4-05010-0055	4-05182-0015
Address	141-25 NORTHERN BOULEVARD	36-20 BOWNE STREET	142-02 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	175	82	55
Year Built	1937	1940	1929
Gross SqFt	151,000	78,000	50,909
Estimated Gross Income	\$1,979,610	\$1,022,655	\$669,027
Gross Income per SqFt	\$13.11	\$13.11	\$13.14
Full Market Value	\$7,230,000	\$3,730,000	\$2,440,000
Market Value per SqFt	\$47.90	\$48.00	\$47.90
Distance from Cooperative in miles		0.10	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0011	4-03340-0044	
Address	35-05 PARSONS BOULEVARD	111-23 76 ROAD	
Neighborhood	FLUSHING-NORTH	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	54	61	
Year Built	1938	1939	
Gross SqFt	39,700	52,182	
Estimated Gross Income	\$520,467	\$782,730	
Gross Income per SqFt	\$13.11	\$15.00	
Full Market Value	\$1,900,000	\$2,860,000	
Market Value per SqFt	\$47.90	\$55.00	
Distance from Cooperative in miles		3.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0015	4-03340-0044	
Address	144-16 35 AVENUE	111-23 76 ROAD	
Neighborhood	FLUSHING-NORTH	FOREST HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	42	61	
Year Built	1938	1939	
Gross SqFt	35,880	52,182	
Estimated Gross Income	\$470,386	\$782,730	
Gross Income per SqFt	\$13.11	\$15.00	
Full Market Value	\$1,720,000	\$2,860,000	
Market Value per SqFt	\$47.90	\$55.00	
Distance from Cooperative in miles		3.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0001	4-05013-0031	
Address	149-35 NORTHERN BOULEVARD	37-04 PARSONS BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	146	42	
Year Built	1959	1957	
Gross SqFt	135,480	43,000	
Estimated Gross Income	\$1,391,379	\$374,960	
Gross Income per SqFt	\$10.27	\$8.72	
Full Market Value	\$4,320,000	\$967,000	
Market Value per SqFt	\$31.90	\$22.00	
Distance from Cooperative in miles		0.45	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0022	4-05021-0031	4-05023-0007
Address	35-10 150 STREET	142-41 41 AVENUE	143-08 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	119	92	82
Year Built	1963	1969	1960
Gross SqFt	102,140	86,534	83,983
Estimated Gross Income	\$1,303,306	\$1,104,206	\$1,040,016
Gross Income per SqFt	\$12.76	\$12.76	\$12.38
Full Market Value	\$4,500,000	\$3,810,000	\$3,590,000
Market Value per SqFt	\$44.10	\$44.00	\$42.70
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05012-0051	4-05013-0031	4-05005-0064
Address	36-20 PARSONS BOULEVARD	37-04 PARSONS BOULEVARD	147-15 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	42	94
Year Built	1931	1957	1932
Gross SqFt	37,650	43,000	90,180
Estimated Gross Income	\$391,560	\$374,960	\$877,105
Gross Income per SqFt	\$10.40	\$8.72	\$9.73
Full Market Value	\$1,220,000	\$967,000	\$2,500,000
Market Value per SqFt	\$32.40	\$22.00	\$27.70
Distance from Cooperative in miles		0.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-0012	4-05016-0011	4-05022-0008
Address	144-24 37 AVENUE	37-07 147 STREET	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	95	62
Year Built	1967	1962	1962
Gross SqFt	75,558	80,173	48,786
Estimated Gross Income	\$997,365	\$1,058,019	\$635,943
Gross Income per SqFt	\$13.20	\$13.20	\$13.04
Full Market Value	\$3,640,000	\$3,860,000	\$2,320,000
Market Value per SqFt	\$48.20	\$48.00	\$47.60
Distance from Cooperative in miles		0.15	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05016-0007	4-05016-0011	4-05022-0008
Address	147-31 38 AVENUE	37-07 147 STREET	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	95	62
Year Built	1951	1962	1962
Gross SqFt	200,466	80,173	48,786
Estimated Gross Income	\$2,616,081	\$1,058,019	\$635,943
Gross Income per SqFt	\$13.05	\$13.20	\$13.04
Full Market Value	\$9,550,000	\$3,860,000	\$2,320,000
Market Value per SqFt	\$47.60	\$48.00	\$47.60
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05019-0101	4-05003-0023	4-05121-0011
Address	136-39 41 AVENUE	144-32 35 AVENUE	41-63 FRAME PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	58	64
Year Built	1928	1929	1928
Gross SqFt	44,962	59,100	54,624
Estimated Gross Income	\$512,566	\$671,376	\$649,434
Gross Income per SqFt	\$11.40	\$11.36	\$11.89
Full Market Value	\$1,770,000	\$2,320,000	\$2,240,000
Market Value per SqFt	\$39.40	\$39.00	\$41.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-0001	4-05101-0061	4-04995-0064
Address	142-05 ROOSEVELT AVENUE	132-25 MAPLE AVENUE	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	235	180	120
Year Built	1965	1957	1957
Gross SqFt	276,203	161,520	129,650
Estimated Gross Income	\$3,355,866	\$1,971,248	\$1,567,551
Gross Income per SqFt	\$12.15	\$12.20	\$12.09
Full Market Value	\$11,600,000	\$6,800,000	\$5,410,000
Market Value per SqFt	\$42.00	\$42.00	\$41.70
Distance from Cooperative in miles		0.55	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0018	4-05025-0001	4-05024-0080
Address	143-30 ROOSEVELT AVENUE	144-15 41 AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	111	158
Year Built	1961	1962	1962
Gross SqFt	87,147	129,838	128,901
Estimated Gross Income	\$1,071,908	\$1,598,541	\$1,645,818
Gross Income per SqFt	\$12.30	\$12.31	\$12.77
Full Market Value	\$3,700,000	\$5,520,000	\$5,680,000
Market Value per SqFt	\$42.50	\$43.00	\$44.10
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0024	4-05025-0001	4-05024-0080
Address	143-40 ROOSEVELT AVENUE	144-15 41 AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	111	158
Year Built	1962	1962	1962
Gross SqFt	89,776	129,838	128,901
Estimated Gross Income	\$1,105,142	\$1,598,541	\$1,645,818
Gross Income per SqFt	\$12.31	\$12.31	\$12.77
Full Market Value	\$3,810,000	\$5,520,000	\$5,680,000
Market Value per SqFt	\$42.40	\$43.00	\$44.10
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0035	4-05025-0001	4-05024-0080
Address	14-35 41 AVENUE	144-15 41 AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	111	158
Year Built	1963	1962	1962
Gross SqFt	55,603	129,838	128,901
Estimated Gross Income	\$683,916	\$1,598,541	\$1,645,818
Gross Income per SqFt	\$12.30	\$12.31	\$12.77
Full Market Value	\$2,360,000	\$5,520,000	\$5,680,000
Market Value per SqFt	\$42.40	\$43.00	\$44.10
Distance from Cooperative in miles		0.15	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0039	4-05025-0001	4-05024-0080
Address	143-43 41 AVENUE	144-15 41 AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	111	158
Year Built	1960	1962	1962
Gross SqFt	72,901	129,838	128,901
Estimated Gross Income	\$896,682	\$1,598,541	\$1,645,818
Gross Income per SqFt	\$12.30	\$12.31	\$12.77
Full Market Value	\$3,090,000	\$5,520,000	\$5,680,000
Market Value per SqFt	\$42.40	\$43.00	\$44.10
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0001	4-05023-0045	4-05024-0019
Address	38-25 PARSONS BOULEVARD	143-25 41 AVENUE	144-20 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	113	113	70
Year Built	1962	1963	1969
Gross SqFt	103,710	98,564	58,411
Estimated Gross Income	\$1,389,714	\$1,324,156	\$1,074,251
Gross Income per SqFt	\$13.40	\$13.43	\$18.39
Full Market Value	\$5,070,000	\$4,830,000	\$4,250,000
Market Value per SqFt	\$48.90	\$49.00	\$73.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0024	4-05025-0050	4-05024-0080
Address	144-40 38 AVENUE	144-67 41 AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	208	158
Year Built	1950	1962	1962
Gross SqFt	151,084	189,748	128,901
Estimated Gross Income	\$1,955,026	\$2,454,846	\$1,645,818
Gross Income per SqFt	\$12.94	\$12.94	\$12.77
Full Market Value	\$7,140,000	\$8,960,000	\$5,680,000
Market Value per SqFt	\$47.30	\$47.00	\$44.10
Distance from Cooperative in miles		0.10	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-0020	4-05042-0066	4-05025-0001
Address	144-30 ROOSEVELT AVENUE	133-21 SANFORD AVENUE	144-15 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	88	111
Year Built	1962	1963	1962
Gross SqFt	86,576	68,257	129,838
Estimated Gross Income	\$1,173,104	\$925,003	\$1,598,541
Gross Income per SqFt	\$13.55	\$13.55	\$12.31
Full Market Value	\$4,280,000	\$3,380,000	\$5,520,000
Market Value per SqFt	\$49.40	\$50.00	\$42.50
Distance from Cooperative in miles		0.65	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-0007	4-05024-0075	4-05024-0071
Address	138-11 ROOSEVELT AVENUE	144-41 ROOSEVELT AVENUE	144-53 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	20	20
Year Built	1940	1930	1931
Gross SqFt	50,021	12,768	11,970
Estimated Gross Income	\$779,327	\$196,754	\$186,478
Gross Income per SqFt	\$15.58	\$15.41	\$15.58
Full Market Value	\$3,080,000	\$779,000	\$738,000
Market Value per SqFt	\$62.00	\$61.00	\$62.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05028-0007	4-05040-0019	4-05046-0037
Address	38-15 149 STREET	132-35 SANFORD AVENUE	142-27 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	108	204	50
Year Built	1955	1958	1962
Gross SqFt	114,151	190,882	38,191
Estimated Gross Income	\$1,319,585	\$2,206,523	\$452,945
Gross Income per SqFt	\$11.56	\$11.56	\$11.86
Full Market Value	\$4,550,000	\$7,610,000	\$1,560,000
Market Value per SqFt	\$39.90	\$40.00	\$40.80
Distance from Cooperative in miles		1.00	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05040-0032	4-05023-0045	
Address	41-34 FRAME PLACE	143-25 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	65	113	
Year Built	1963	1963	
Gross SqFt	51,480	98,564	
Estimated Gross Income	\$697,554	\$1,324,156	
Gross Income per SqFt	\$13.55	\$13.43	
Full Market Value	\$2,550,000	\$4,830,000	
Market Value per SqFt	\$49.50	\$49.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0023	4-05042-0066	4-05121-0050
Address	133-27 SANFORD AVENUE	133-21 SANFORD AVENUE	134-37 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	88	49
Year Built	1952	1963	1968
Gross SqFt	36,362	68,257	33,490
Estimated Gross Income	\$494,523	\$925,003	\$450,440
Gross Income per SqFt	\$13.60	\$13.55	\$13.45
Full Market Value	\$1,810,000	\$3,380,000	\$1,640,000
Market Value per SqFt	\$49.80	\$50.00	\$49.00
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0057	4-05050-0001	4-05101-0061
Address	133-33 SANFORD AVENUE	144-03 BARCLAY AVENUE	132-25 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	47	49	180
Year Built	1935	1931	1957
Gross SqFt	49,532	46,837	161,520
Estimated Gross Income	\$632,523	\$598,210	\$1,971,248
Gross Income per SqFt	\$12.77	\$12.77	\$12.20
Full Market Value	\$2,180,000	\$2,060,000	\$6,800,000
Market Value per SqFt	\$44.00	\$44.00	\$42.10
Distance from Cooperative in miles		0.60	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05046-0010	4-05042-0066	
Address	142-20 41 AVENUE	133-21 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	63	88	
Year Built	1958	1963	
Gross SqFt	65,922	68,257	
Estimated Gross Income	\$893,243	\$925,003	
Gross Income per SqFt	\$13.55	\$13.55	
Full Market Value	\$3,260,000	\$3,380,000	
Market Value per SqFt	\$49.50	\$50.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-0019	4-05042-0066	4-05040-0027
Address	143-40 41 AVENUE	133-21 SANFORD AVENUE	132-57 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	88	128
Year Built	1962	1963	1963
Gross SqFt	65,781	68,257	111,848
Estimated Gross Income	\$891,332	\$925,003	\$1,566,989
Gross Income per SqFt	\$13.55	\$13.55	\$14.01
Full Market Value	\$3,250,000	\$3,380,000	\$5,720,000
Market Value per SqFt	\$49.40	\$50.00	\$51.00
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0001	4-05049-0027	4-05025-0050
Address	143-07 SANFORD AVENUE	41-40 PARSONS BOULEVARD	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	50	208
Year Built	1940	1954	1962
Gross SqFt	77,205	40,000	189,748
Estimated Gross Income	\$968,922	\$502,158	\$2,454,846
Gross Income per SqFt	\$12.55	\$12.55	\$12.94
Full Market Value	\$3,340,000	\$1,730,000	\$8,960,000
Market Value per SqFt	\$43.30	\$43.00	\$47.20
Distance from Cooperative in miles		0.00	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0019	4-05049-0027	4-05048-0029
Address	143-36 BARCLAY AVENUE	41-40 PARSONS BOULEVARD	41-08 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	55	50	83
Year Built	1957	1954	1932
Gross SqFt	52,520	40,000	58,282
Estimated Gross Income	\$659,126	\$502,158	\$739,598
Gross Income per SqFt	\$12.55	\$12.55	\$12.69
Full Market Value	\$2,270,000	\$1,730,000	\$2,550,000
Market Value per SqFt	\$43.20	\$43.00	\$43.80
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0023	4-05042-0066	4-05044-0063
Address	143-50 BARCLAY AVENUE	133-21 SANFORD AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	88	66
Year Built	1986	1963	1996
Gross SqFt	33,600	68,257	71,456
Estimated Gross Income	\$455,280	\$925,003	\$1,094,450
Gross Income per SqFt	\$13.55	\$13.55	\$15.32
Full Market Value	\$1,660,000	\$3,380,000	\$4,330,000
Market Value per SqFt	\$49.40	\$50.00	\$61.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0020	4-05050-0001	4-05050-0004
Address	144-44 41 AVENUE	144-03 BARCLAY AVENUE	144-20 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	97	49	161
Year Built	1951	1931	1961
Gross SqFt	78,622	46,837	150,880
Estimated Gross Income	\$1,022,086	\$598,210	\$1,981,671
Gross Income per SqFt	\$13.00	\$12.77	\$13.13
Full Market Value	\$3,730,000	\$2,060,000	\$7,230,000
Market Value per SqFt	\$47.40	\$44.00	\$47.90
Distance from Cooperative in miles		0.00	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0031	4-05050-0004	4-05050-0001
Address	144-70 41 AVENUE	144-20 41 AVENUE	144-03 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	103	161	49
Year Built	1962	1961	1931
Gross SqFt	95,720	150,880	46,837
Estimated Gross Income	\$1,244,360	\$1,981,671	\$598,210
Gross Income per SqFt	\$13.00	\$13.13	\$12.77
Full Market Value	\$4,540,000	\$7,230,000	\$2,060,000
Market Value per SqFt	\$47.40	\$48.00	\$44.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0001	4-05050-0039	4-05121-0017
Address	144-07 SANFORD AVENUE	144-90 41 AVENUE	133-24 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	101	148
Year Built	1951	1972	1963
Gross SqFt	71,036	85,602	130,548
Estimated Gross Income	\$1,034,994	\$1,247,221	\$1,881,733
Gross Income per SqFt	\$14.57	\$14.57	\$14.41
Full Market Value	\$3,780,000	\$4,550,000	\$6,870,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.05	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0020	4-05052-0036	4-05049-0043
Address	144-41 SANFORD AVENUE	147-10 147 STREET	143-33 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	156	115	181
Year Built	1951	1960	1960
Gross SqFt	108,239	105,913	137,927
Estimated Gross Income	\$1,513,181	\$1,480,750	\$2,209,521
Gross Income per SqFt	\$13.98	\$13.98	\$16.02
Full Market Value	\$5,520,000	\$5,400,000	\$8,750,000
Market Value per SqFt	\$51.00	\$51.00	\$63.00
Distance from Cooperative in miles		0.15	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0029	4-05121-0050	4-05122-0022
Address	134-54 MAPLE AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	49	64
Year Built	1962	1968	1963
Gross SqFt	147,897	33,490	51,450
Estimated Gross Income	\$1,989,214	\$450,440	\$693,332
Gross Income per SqFt	\$13.45	\$13.45	\$13.48
Full Market Value	\$7,260,000	\$1,640,000	\$2,530,000
Market Value per SqFt	\$49.10	\$49.00	\$49.20
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0046	4-05121-0050	4-05122-0022
Address	134-25 FRANKLIN AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	154	49	64
Year Built	1962	1968	1963
Gross SqFt	171,319	33,490	51,450
Estimated Gross Income	\$2,304,240	\$450,440	\$693,332
Gross Income per SqFt	\$13.45	\$13.45	\$13.48
Full Market Value	\$8,410,000	\$1,640,000	\$2,530,000
Market Value per SqFt	\$49.10	\$49.00	\$49.20
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05123-0051	4-05121-0050	4-05122-0022
Address	134-30 FRANKLIN AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	186	49	64
Year Built	1952	1968	1963
Gross SqFt	175,941	33,490	51,450
Estimated Gross Income	\$2,366,406	\$450,440	\$693,332
Gross Income per SqFt	\$13.45	\$13.45	\$13.48
Full Market Value	\$8,640,000	\$1,640,000	\$2,530,000
Market Value per SqFt	\$49.10	\$49.00	\$49.20
Distance from Cooperative in miles		0.15	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0024	4-05121-0050	4-05122-0022
Address	136-30 SANFORD AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	49	64
Year Built	1956	1968	1963
Gross SqFt	85,336	33,490	51,450
Estimated Gross Income	\$1,147,769	\$450,440	\$693,332
Gross Income per SqFt	\$13.45	\$13.45	\$13.48
Full Market Value	\$4,190,000	\$1,640,000	\$2,530,000
Market Value per SqFt	\$49.10	\$49.00	\$49.20
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0059	4-05121-0050	4-05122-0022
Address	136-35 MAPLE AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	64
Year Built	1973	1968	1963
Gross SqFt	35,469	33,490	51,450
Estimated Gross Income	\$477,058	\$450,440	\$693,332
Gross Income per SqFt	\$13.45	\$13.45	\$13.48
Full Market Value	\$1,740,000	\$1,640,000	\$2,530,000
Market Value per SqFt	\$49.10	\$49.00	\$49.20
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0044	4-05146-0001	4-05330-0001
Address	138-15 FRANKLIN AVENUE	45-15 COLDEN STREET	157-11 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	194	148	86
Year Built	1964	1963	1926
Gross SqFt	210,268	131,187	71,150
Estimated Gross Income	\$2,586,296	\$1,614,009	\$889,190
Gross Income per SqFt	\$12.30	\$12.30	\$12.50
Full Market Value	\$8,920,000	\$5,570,000	\$3,070,000
Market Value per SqFt	\$42.40	\$43.00	\$43.10
Distance from Cooperative in miles		0.40	1.05

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0057	4-05146-0001	4-05330-0001
Address	137-05 FRANKLIN AVENUE	45-15 COLDEN STREET	157-11 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	122	148	86
Year Built	1962	1963	1926
Gross SqFt	89,975	131,187	71,150
Estimated Gross Income	\$1,106,692	\$1,614,009	\$889,190
Gross Income per SqFt	\$12.30	\$12.30	\$12.50
Full Market Value	\$3,820,000	\$5,570,000	\$3,070,000
Market Value per SqFt	\$42.50	\$43.00	\$43.10
Distance from Cooperative in miles		0.40	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0037	4-05137-0005	4-05137-0102
Address	42-42 COLDEN STREET	43-23 COLDEN STREET	43-70 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	162	322	325
Year Built	1962	1965	1965
Gross SqFt	144,768	317,305	317,277
Estimated Gross Income	\$2,358,270	\$5,169,402	\$5,180,463
Gross Income per SqFt	\$16.29	\$16.29	\$16.33
Full Market Value	\$9,330,000	\$20,500,000	\$20,500,000
Market Value per SqFt	\$64.00	\$65.00	\$65.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0050	4-05145-0001	4-05145-0024
Address	42-95 MAIN STREET	44-35 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	71	138
Year Built	1959	1962	1963
Gross SqFt	54,805	60,338	119,818
Estimated Gross Income	\$731,646	\$805,512	\$1,585,202
Gross Income per SqFt	\$13.35	\$13.35	\$13.23
Full Market Value	\$2,670,000	\$2,940,000	\$5,790,000
Market Value per SqFt	\$48.70	\$49.00	\$48.30
Distance from Cooperative in miles		0.25	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0011	4-05137-0012	4-05137-0084
Address	42-55 COLDEN STREET	42-49 COLDEN STREET	43-32 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	284	284	287
Year Built	1962	1962	1962
Gross SqFt	270,499	270,499	267,554
Estimated Gross Income	\$3,970,925	\$3,838,380	\$3,668,165
Gross Income per SqFt	\$14.68	\$14.19	\$13.71
Full Market Value	\$14,500,000	\$14,000,000	\$13,400,000
Market Value per SqFt	\$54.00	\$52.00	\$50.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0055	4-05287-0020	
Address	138-10 FRANKLIN AVENUE	36-14 165 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D6-ELEVATOR	
Total Units	194	90	
Year Built	1961	1930	
Gross SqFt	226,160	87,978	
Estimated Gross Income	\$3,317,767	\$1,276,296	
Gross Income per SqFt	\$14.67	\$14.51	
Full Market Value	\$12,100,000	\$4,660,000	
Market Value per SqFt	\$54.00	\$53.00	
Distance from Cooperative in miles		1.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0067	4-05186-0029	
Address	43-10 KISSENA BOULEVARD	140-60 BEECH AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	198	124	
Year Built	1962	1959	
Gross SqFt	226,136	96,774	
Estimated Gross Income	\$3,319,676	\$1,368,406	
Gross Income per SqFt	\$14.68	\$14.14	
Full Market Value	\$12,100,000	\$4,990,000	
Market Value per SqFt	\$54.00	\$52.00	
Distance from Cooperative in miles		0.15	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0055	4-05145-0001	4-05145-0024
Address	138-70 ELDER AVENUE	44-35 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	71	138
Year Built	1963	1962	1963
Gross SqFt	130,326	60,338	119,818
Estimated Gross Income	\$1,724,212	\$805,512	\$1,585,202
Gross Income per SqFt	\$13.23	\$13.35	\$13.23
Full Market Value	\$6,290,000	\$2,940,000	\$5,790,000
Market Value per SqFt	\$48.30	\$49.00	\$48.30
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0068	4-05182-0001	4-05182-0044
Address	137-77 KISSENA BOULEVARD	140-02 FRANKLIN AVENUE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	120	126
Year Built	1973	1929	1950
Gross SqFt	67,059	119,185	104,000
Estimated Gross Income	\$928,096	\$1,649,017	\$1,373,650
Gross Income per SqFt	\$13.84	\$13.84	\$13.21
Full Market Value	\$3,390,000	\$6,020,000	\$5,010,000
Market Value per SqFt	\$51.00	\$51.00	\$48.20
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05146-0027	4-05145-0024	4-05145-0001
Address	137-40 45 AVENUE	44-15 COLDEN STREET	44-35 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	138	71
Year Built	1966	1963	1962
Gross SqFt	77,822	119,818	60,338
Estimated Gross Income	\$1,029,585	\$1,585,202	\$805,512
Gross Income per SqFt	\$13.23	\$13.23	\$13.35
Full Market Value	\$3,760,000	\$5,790,000	\$2,940,000
Market Value per SqFt	\$48.30	\$48.00	\$48.70
Distance from Cooperative in miles		0.10	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0001	4-05182-0001	4-05145-0001
Address	42-65 KISSENA BOULEVARD	140-02 FRANKLIN AVENUE	44-35 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	211	120	71
Year Built	1963	1929	1962
Gross SqFt	219,845	119,185	60,338
Estimated Gross Income	\$3,042,654	\$1,649,017	\$805,512
Gross Income per SqFt	\$13.84	\$13.84	\$13.35
Full Market Value	\$11,100,000	\$6,020,000	\$2,940,000
Market Value per SqFt	\$50.00	\$51.00	\$48.70
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0015	4-05050-0039	4-05101-0042
Address	42-45 KISSENA BOULEVARD	144-90 41 AVENUE	41-90 FRAME PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	101	48
Year Built	1956	1972	1948
Gross SqFt	115,396	85,602	42,817
Estimated Gross Income	\$1,681,319	\$1,247,221	\$612,193
Gross Income per SqFt	\$14.57	\$14.57	\$14.30
Full Market Value	\$6,140,000	\$4,550,000	\$2,230,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0022	4-05182-0044	
Address	42-11 KISSENA BOULEVARD	140-37 ASH AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	96	126	
Year Built	1924	1950	
Gross SqFt	94,139	104,000	
Estimated Gross Income	\$1,243,576	\$1,373,650	
Gross Income per SqFt	\$13.21	\$13.21	
Full Market Value	\$4,540,000	\$5,010,000	
Market Value per SqFt	\$48.20	\$48.00	
Distance from Cooperative in miles		0.10	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0043	4-05182-0062	4-05331-0020
Address	42-14 UNION STREET	140-25 ASH AVENUE	41-05 158 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	36	31
Year Built	1931	1928	1926
Gross SqFt	29,621	28,000	20,645
Estimated Gross Income	\$434,243	\$410,570	\$302,089
Gross Income per SqFt	\$14.66	\$14.66	\$14.63
Full Market Value	\$1,590,000	\$1,500,000	\$1,100,000
Market Value per SqFt	\$54.00	\$54.00	\$53.00
Distance from Cooperative in miles		0.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05181-0001	4-05182-0044	4-05182-0019
Address	142-05 FRANKLIN AVENUE	140-37 ASH AVENUE	142-20 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	126	145
Year Built	1969	1950	1970
Gross SqFt	71,058	104,000	129,304
Estimated Gross Income	\$938,676	\$1,373,650	\$2,146,890
Gross Income per SqFt	\$13.21	\$13.21	\$16.60
Full Market Value	\$3,430,000	\$5,010,000	\$8,500,000
Market Value per SqFt	\$48.30	\$48.00	\$66.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0043	4-05145-0024	
Address	42-40 ASH AVENUE	44-15 COLDEN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	77	138	
Year Built	1956	1963	
Gross SqFt	73,239	119,818	
Estimated Gross Income	\$977,740	\$1,585,202	
Gross Income per SqFt	\$13.35	\$13.23	
Full Market Value	\$3,570,000	\$5,790,000	
Market Value per SqFt	\$48.70	\$48.00	
Distance from Cooperative in miles		0.25	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0054	4-05145-0001	4-05145-0024
Address	140-65 BEECH AVENUE	44-35 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	71	138
Year Built	1959	1962	1963
Gross SqFt	81,923	60,338	119,818
Estimated Gross Income	\$1,118,248	\$805,512	\$1,585,202
Gross Income per SqFt	\$13.65	\$13.35	\$13.23
Full Market Value	\$4,080,000	\$2,940,000	\$5,790,000
Market Value per SqFt	\$49.80	\$49.00	\$48.30
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0077	4-05101-0042	4-05021-0001
Address	140-35 BEECH AVENUE	41-90 FRAME PLACE	142-01 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	48	106
Year Built	1959	1948	1963
Gross SqFt	81,120	42,817	102,023
Estimated Gross Income	\$1,160,016	\$612,193	\$1,478,626
Gross Income per SqFt	\$14.30	\$14.30	\$14.49
Full Market Value	\$4,230,000	\$2,230,000	\$5,400,000
Market Value per SqFt	\$52.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0001	4-05182-0044	4-05145-0024
Address	44-65 KISSENA BOULEVARD	140-37 ASH AVENUE	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	126	138
Year Built	1955	1950	1963
Gross SqFt	197,569	104,000	119,818
Estimated Gross Income	\$2,607,910	\$1,373,650	\$1,585,202
Gross Income per SqFt	\$13.20	\$13.21	\$13.23
Full Market Value	\$9,520,000	\$5,010,000	\$5,790,000
Market Value per SqFt	\$48.20	\$48.00	\$48.30
Distance from Cooperative in miles		0.20	0.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0055	4-05145-0001	4-05042-0066
Address	43-34 UNION STREET	44-35 COLDEN STREET	133-21 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	71	88
Year Built	1954	1962	1963
Gross SqFt	135,353	60,338	68,257
Estimated Gross Income	\$1,813,730	\$805,512	\$925,003
Gross Income per SqFt	\$13.40	\$13.35	\$13.55
Full Market Value	\$6,620,000	\$2,940,000	\$3,380,000
Market Value per SqFt	\$48.90	\$49.00	\$49.50
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0001	4-04986-0018	4-05307-0024
Address	43-57 UNION STREET	147-11 34 AVENUE	189-14 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	54	109
Year Built	1954	1959	1956
Gross SqFt	75,030	49,000	96,881
Estimated Gross Income	\$900,360	\$587,514	\$1,187,761
Gross Income per SqFt	\$12.00	\$11.99	\$12.26
Full Market Value	\$3,110,000	\$2,030,000	\$4,100,000
Market Value per SqFt	\$41.50	\$41.00	\$42.30
Distance from Cooperative in miles		0.95	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0009	4-04995-0064	4-05101-0061
Address	43-35 UNION STREET	144-45 35 AVENUE	132-25 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	120	180
Year Built	1954	1957	1957
Gross SqFt	146,735	129,650	161,520
Estimated Gross Income	\$1,775,493	\$1,567,551	\$1,971,248
Gross Income per SqFt	\$12.10	\$12.09	\$12.20
Full Market Value	\$6,130,000	\$5,410,000	\$6,800,000
Market Value per SqFt	\$41.80	\$42.00	\$42.10
Distance from Cooperative in miles		0.85	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05200-0039	4-05025-0001	4-05023-0007
Address	140-15 HOLLY AVENUE	144-15 41 AVENUE	143-08 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	92	111	82
Year Built	1960	1962	1960
Gross SqFt	99,338	129,838	83,983
Estimated Gross Income	\$1,221,857	\$1,598,541	\$1,040,016
Gross Income per SqFt	\$12.30	\$12.31	\$12.38
Full Market Value	\$4,220,000	\$5,520,000	\$3,590,000
Market Value per SqFt	\$42.50	\$43.00	\$42.70
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05260-0044	4-01329-0008	4-01323-0006
Address	191-05 35 AVENUE	43-21 56 STREET	41-28 55 STREET
Neighborhood	FLUSHING-NORTH	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	28
Year Built	1932	1928	1929
Gross SqFt	16,200	10,944	16,650
Estimated Gross Income	\$106,946	\$211,505	\$216,450
Gross Income per SqFt	\$6.60	\$19.33	\$13.00
Full Market Value	\$250,000	\$918,000	\$790,000
Market Value per SqFt	\$15.43	\$84.00	\$47.40
Distance from Cooperative in miles		6.40	6.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05291-0040	4-05024-0073	4-05389-0034
Address	35-05 167 STREET	144-47 ROOSEVELT AVENUE	158-16 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	20
Year Built	1932	1930	1926
Gross SqFt	18,654	12,768	13,012
Estimated Gross Income	\$257,425	\$175,888	\$181,814
Gross Income per SqFt	\$13.80	\$13.78	\$13.97
Full Market Value	\$940,000	\$642,000	\$664,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		1.15	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05294-0022	4-05294-0006	4-05042-0066
Address	167-10 CROCHERON AVENUE	36-35 167 STREET	133-21 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	73	88
Year Built	1938	1942	1963
Gross SqFt	86,896	66,795	68,257
Estimated Gross Income	\$582,079	\$920,696	\$925,003
Gross Income per SqFt	\$6.70	\$13.78	\$13.55
Full Market Value	\$1,360,000	\$3,360,000	\$3,380,000
Market Value per SqFt	\$15.65	\$50.00	\$49.50
Distance from Cooperative in miles		0.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05299-0055	4-05295-0050	4-05295-0047
Address	171-15 CROCHERON AVENUE	168-10 CROCHERON AVENUE	36-03 168 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1949	1928	1928
Gross SqFt	13,650	12,580	12,580
Estimated Gross Income	\$173,764	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$600,000	\$553,000	\$553,000
Market Value per SqFt	\$44.00	\$44.00	\$44.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0001	4-05295-0050	4-05295-0047
Address	35-47 172 STREET	168-10 CROCHERON AVENUE	36-03 168 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1949	1928	1928
Gross SqFt	16,139	12,580	12,580
Estimated Gross Income	\$206,095	\$160,143	\$160,143
Gross Income per SqFt	\$12.77	\$12.73	\$12.73
Full Market Value	\$711,000	\$553,000	\$553,000
Market Value per SqFt	\$44.10	\$44.00	\$44.00
Distance from Cooperative in miles		0.25	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0022	4-05295-0047	4-05295-0050
Address	172-02 35 AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1949	1928	1928
Gross SqFt	15,419	12,580	12,580
Estimated Gross Income	\$196,283	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$677,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0017	4-05295-0050	
Address	36-31 170 STREET	168-10 CROCHERON AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	20	16	
Year Built	1951	1928	
Gross SqFt	16,229	12,580	
Estimated Gross Income	\$206,595	\$160,143	
Gross Income per SqFt	\$12.73	\$12.73	
Full Market Value	\$713,000	\$553,000	
Market Value per SqFt	\$43.90	\$44.00	
Distance from Cooperative in miles		0.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0033	4-05307-0024	4-05145-0001
Address	170-06 CROCHERON AVENUE	189-14 CROCHERON AVENUE	44-35 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	109	71
Year Built	1951	1956	1962
Gross SqFt	40,408	96,881	60,338
Estimated Gross Income	\$494,998	\$1,187,761	\$805,512
Gross Income per SqFt	\$12.25	\$12.26	\$13.35
Full Market Value	\$1,710,000	\$4,100,000	\$2,940,000
Market Value per SqFt	\$42.30	\$42.00	\$48.70
Distance from Cooperative in miles		0.15	1.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0083	4-05307-0006	4-05385-0003
Address	36-35 171 STREET	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	18	16
Year Built	1950	1932	1926
Gross SqFt	11,193	19,160	12,920
Estimated Gross Income	\$133,532	\$228,561	\$151,662
Gross Income per SqFt	\$11.93	\$11.93	\$11.74
Full Market Value	\$461,000	\$789,000	\$523,000
Market Value per SqFt	\$41.20	\$41.00	\$40.50
Distance from Cooperative in miles		0.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0097	4-05307-0006	4-05385-0003
Address	36-03 171 STREET	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	16
Year Built	1952	1932	1926
Gross SqFt	14,580	19,160	12,920
Estimated Gross Income	\$173,939	\$228,561	\$151,662
Gross Income per SqFt	\$11.93	\$11.93	\$11.74
Full Market Value	\$600,000	\$789,000	\$523,000
Market Value per SqFt	\$41.20	\$41.00	\$40.50
Distance from Cooperative in miles		0.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0117	4-05307-0006	4-05385-0003
Address	36-30 172 STREET	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	18	16
Year Built	1951	1932	1926
Gross SqFt	12,995	19,160	12,920
Estimated Gross Income	\$155,030	\$228,561	\$151,662
Gross Income per SqFt	\$11.93	\$11.93	\$11.74
Full Market Value	\$535,000	\$789,000	\$523,000
Market Value per SqFt	\$41.20	\$41.00	\$40.50
Distance from Cooperative in miles		0.10	0.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0144	4-05295-0050	
Address	36-29 172 STREET	168-10 CROCHERON AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	18	16	
Year Built	1951	1928	
Gross SqFt	10,805	12,580	
Estimated Gross Income	\$139,708	\$160,143	
Gross Income per SqFt	\$12.93	\$12.73	
Full Market Value	\$510,000	\$553,000	
Market Value per SqFt	\$47.20	\$44.00	
Distance from Cooperative in miles		0.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0165	4-05295-0047	4-05295-0050
Address	17202-18 CROCHERON AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	16
Year Built	1949	1928	1928
Gross SqFt	18,225	12,580	12,580
Estimated Gross Income	\$232,004	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$800,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05306-0001	4-05295-0050	4-05295-0047
Address	191-15 CROCHERON AVENUE	168-10 CROCHERON AVENUE	36-03 168 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	16
Year Built	1949	1928	1928
Gross SqFt	19,792	12,580	12,580
Estimated Gross Income	\$251,952	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$869,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05310-0001	4-05309-0003	4-05295-0050
Address	189-31 39 AVENUE	36-03 191 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	36	36	16
Year Built	1952	1952	1928
Gross SqFt	26,655	28,432	12,580
Estimated Gross Income	\$325,457	\$347,051	\$160,143
Gross Income per SqFt	\$12.21	\$12.21	\$12.73
Full Market Value	\$1,120,000	\$1,200,000	\$553,000
Market Value per SqFt	\$42.00	\$42.00	\$44.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05311-0001	4-05295-0047	4-05295-0050
Address	190-05 39 AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1952	1928	1928
Gross SqFt	26,933	12,580	12,580
Estimated Gross Income	\$342,857	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$1,180,000	\$553,000	\$553,000
Market Value per SqFt	\$43.80	\$44.00	\$44.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05312-0001	4-05295-0047	4-05295-0050
Address	37-51 191 STREET	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1950	1928	1928
Gross SqFt	25,650	12,580	12,580
Estimated Gross Income	\$326,524	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$1,130,000	\$553,000	\$553,000
Market Value per SqFt	\$44.10	\$44.00	\$44.00
Distance from Cooperative in miles		0.35	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05314-0003	4-05295-0047	4-05295-0050
Address	192-07 37 AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	16	16
Year Built	1950	1928	1928
Gross SqFt	19,270	12,580	12,580
Estimated Gross Income	\$245,307	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$846,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-0001	4-05295-0047	4-05295-0050
Address	193-15 37 AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1951	1928	1928
Gross SqFt	10,612	12,580	12,580
Estimated Gross Income	\$135,090	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$466,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05321-0001	4-05295-0047	4-05295-0050
Address	195-05 39 AVENUE	36-03 168 STREET	168-10 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1950	1928	1928
Gross SqFt	10,178	12,580	12,580
Estimated Gross Income	\$129,565	\$160,143	\$160,143
Gross Income per SqFt	\$12.73	\$12.73	\$12.73
Full Market Value	\$447,000	\$553,000	\$553,000
Market Value per SqFt	\$43.90	\$44.00	\$44.00
Distance from Cooperative in miles		0.60	0.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05325-0065	4-05331-0020	4-05423-0028
Address	192-02 39 AVENUE	41-05 158 STREET	43-23 165 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	31	16
Year Built	1950	1926	1927
Gross SqFt	71,570	20,645	13,281
Estimated Gross Income	\$1,047,069	\$302,089	\$187,423
Gross Income per SqFt	\$14.63	\$14.63	\$14.11
Full Market Value	\$3,820,000	\$1,100,000	\$684,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		1.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05328-0015	4-03322-0111	4-03335-0008
Address	155-17 SANFORD AVENUE	83-14 LEFFERTS BOULEVARD	80-15 GRENFELL STREET
Neighborhood	FLUSHING-NORTH	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	37	128
Year Built	1928	1964	1930
Gross SqFt	30,340	21,600	82,091
Estimated Gross Income	\$535,804	\$381,563	\$1,428,842
Gross Income per SqFt	\$17.66	\$17.66	\$17.41
Full Market Value	\$2,120,000	\$1,510,000	\$5,660,000
Market Value per SqFt	\$70.00	\$70.00	\$69.00
Distance from Cooperative in miles		4.05	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0016	4-05146-0036	4-05122-0022
Address	144-30 SANFORD AVENUE	37-60 45 AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	256	64
Year Built	1960	1955	1963
Gross SqFt	118,992	261,919	51,450
Estimated Gross Income	\$1,301,772	\$2,865,393	\$693,332
Gross Income per SqFt	\$10.94	\$10.94	\$13.48
Full Market Value	\$4,040,000	\$8,900,000	\$2,530,000
Market Value per SqFt	\$34.00	\$34.00	\$49.20
Distance from Cooperative in miles		0.55	0.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0023	4-05190-0014	4-05294-0013
Address	144-44 SANFORD AVENUE	42-66 PHLOX PLACE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	65	65
Year Built	1928	1930	1938
Gross SqFt	54,491	62,954	70,569
Estimated Gross Income	\$642,448	\$741,999	\$823,638
Gross Income per SqFt	\$11.79	\$11.79	\$11.67
Full Market Value	\$2,220,000	\$2,560,000	\$2,840,000
Market Value per SqFt	\$40.70	\$41.00	\$40.20
Distance from Cooperative in miles		0.20	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0027	4-05307-0024	4-05182-0044
Address	144-54 SANFORD AVENUE	189-14 CROCHERON AVENUE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	109	126
Year Built	1952	1956	1950
Gross SqFt	173,358	96,881	104,000
Estimated Gross Income	\$2,125,369	\$1,187,761	\$1,373,650
Gross Income per SqFt	\$12.26	\$12.26	\$13.21
Full Market Value	\$7,330,000	\$4,100,000	\$5,010,000
Market Value per SqFt	\$42.30	\$42.00	\$48.20
Distance from Cooperative in miles		1.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0038	4-03357-0012	4-05294-0013
Address	144-76 SANFORD AVENUE	84-09 TALBOT STREET	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	106	65
Year Built	1937	1927	1938
Gross SqFt	106,117	94,027	70,569
Estimated Gross Income	\$1,244,752	\$959,075	\$823,638
Gross Income per SqFt	\$11.73	\$10.20	\$11.67
Full Market Value	\$4,290,000	\$2,980,000	\$2,840,000
Market Value per SqFt	\$40.40	\$32.00	\$40.20
Distance from Cooperative in miles		3.50	1.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05378-0041	4-05190-0014	4-05294-0013
Address	147-37 BEECH AVENUE	42-66 PHLOX PLACE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	65	65
Year Built	1928	1930	1938
Gross SqFt	35,875	62,954	70,569
Estimated Gross Income	\$422,966	\$741,999	\$823,638
Gross Income per SqFt	\$11.79	\$11.79	\$11.67
Full Market Value	\$1,460,000	\$2,560,000	\$2,840,000
Market Value per SqFt	\$40.70	\$41.00	\$40.20
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05730-0001	4-04465-0175	4-06226-0006
Address	164-10 WILLETS POINT BOUL	13-22 147 STREET	209-01 42 AVENUE
Neighborhood	WHITESTONE	WHITESTONE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	88	36	14
Year Built	1952	1950	1931
Gross SqFt	76,088	24,927	10,750
Estimated Gross Income	\$1,407,628	\$461,648	\$202,315
Gross Income per SqFt	\$18.50	\$18.52	\$18.82
Full Market Value	\$5,570,000	\$1,830,000	\$801,000
Market Value per SqFt	\$73.00	\$73.00	\$75.00
Distance from Cooperative in miles		1.15	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05740-0139	4-02869-0026	4-04229-0012
Address	163-62 17 AVENUE	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	WHITESTONE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	240	15	12
Year Built	1951	1962	1950
Gross SqFt	229,508	10,400	10,200
Estimated Gross Income	\$3,146,554	\$137,800	\$140,585
Gross Income per SqFt	\$13.71	\$13.25	\$13.78
Full Market Value	\$11,500,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		5.20	2.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05750-0006	4-04229-0012	4-02869-0026
Address	166-02 17 ROAD	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	192	12	15
Year Built	1951	1950	1962
Gross SqFt	169,702	10,200	10,400
Estimated Gross Income	\$2,340,190	\$140,585	\$137,800
Gross Income per SqFt	\$13.79	\$13.78	\$13.25
Full Market Value	\$8,540,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		2.50	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05775-0023	4-05050-0039	4-05049-0006
Address	15-20 202 STREET	144-90 41 AVENUE	143-06 BARCLAY AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	101	96
Year Built	1960	1972	1950
Gross SqFt	78,323	85,602	79,448
Estimated Gross Income	\$1,079,290	\$1,247,221	\$1,232,476
Gross Income per SqFt	\$13.78	\$14.57	\$15.51
Full Market Value	\$3,940,000	\$4,550,000	\$4,880,000
Market Value per SqFt	\$50.00	\$53.00	\$61.00
Distance from Cooperative in miles		2.25	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05778-0001	4-02869-0026	
Address	199-06 16 AVENUE	86-31 57 AVENUE	
Neighborhood	BAYSIDE	ELMHURST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	80	15	
Year Built	1955	1962	
Gross SqFt	72,116	10,400	
Estimated Gross Income	\$993,758	\$137,800	
Gross Income per SqFt	\$13.78	\$13.25	
Full Market Value	\$3,630,000	\$503,000	
Market Value per SqFt	\$50.00	\$48.00	
Distance from Cooperative in miles		5.50	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05781-0001	4-02869-0026	4-04229-0012
Address	199-01 17 AVENUE	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	BAYSIDE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	152	15	12
Year Built	1952	1962	1950
Gross SqFt	123,031	10,400	10,200
Estimated Gross Income	\$1,695,367	\$137,800	\$140,585
Gross Income per SqFt	\$13.78	\$13.25	\$13.78
Full Market Value	\$6,190,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		5.50	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05784-0001	4-02869-0026	4-04229-0012
Address	199-12 19 AVENUE	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	BAYSIDE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	164	15	12
Year Built	1952	1962	1950
Gross SqFt	143,536	10,400	10,200
Estimated Gross Income	\$1,977,926	\$137,800	\$140,585
Gross Income per SqFt	\$13.78	\$13.25	\$13.78
Full Market Value	\$7,220,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		5.40	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05787-0001	4-02869-0026	4-04229-0012
Address	199-02 21 AVENUE	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	BAYSIDE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	212	15	12
Year Built	1951	1962	1950
Gross SqFt	180,608	10,400	10,200
Estimated Gross Income	\$2,488,778	\$137,800	\$140,585
Gross Income per SqFt	\$13.78	\$13.25	\$13.78
Full Market Value	\$9,080,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		5.40	2.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0002	4-02869-0026	4-04229-0012
Address	13-04 BELL BOULEVARD	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	BAYSIDE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	136	15	12
Year Built	1954	1962	1950
Gross SqFt	120,175	10,400	10,200
Estimated Gross Income	\$1,647,599	\$137,800	\$140,585
Gross Income per SqFt	\$13.71	\$13.25	\$13.78
Full Market Value	\$6,010,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		6.20	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0050	4-02869-0026	4-04229-0012
Address	15-40 BELL BOULEVARD	86-31 57 AVENUE	23-39 125 STREET
Neighborhood	BAYSIDE	ELMHURST	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	168	15	12
Year Built	1954	1962	1950
Gross SqFt	168,690	10,400	10,200
Estimated Gross Income	\$2,324,548	\$137,800	\$140,585
Gross Income per SqFt	\$13.78	\$13.25	\$13.78
Full Market Value	\$8,480,000	\$503,000	\$513,000
Market Value per SqFt	\$50.00	\$48.00	\$50.00
Distance from Cooperative in miles		6.20	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0110	4-04229-0012	4-02869-0026
Address	212-19 16 AVENUE	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	12	15
Year Built	1956	1950	1962
Gross SqFt	60,812	10,200	10,400
Estimated Gross Income	\$837,989	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$3,060,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.30	6.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0002	4-04229-0012	4-02869-0026
Address	13-02 212 STREET	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	84	12	15
Year Built	1954	1950	1962
Gross SqFt	80,740	10,200	10,400
Estimated Gross Income	\$1,112,597	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$4,060,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.20	6.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0035	4-04229-0012	4-02869-0026
Address	14-48 212 STREET	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	12	15
Year Built	1958	1950	1962
Gross SqFt	32,155	10,200	10,400
Estimated Gross Income	\$443,095	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$1,620,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.20	6.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0060	4-04229-0012	4-02869-0026
Address	15-04 212 STREET	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	12	15
Year Built	1957	1950	1962
Gross SqFt	94,674	10,200	10,400
Estimated Gross Income	\$1,304,607	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$4,760,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.20	6.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0110	4-04229-0012	4-02869-0026
Address	211-77 15 ROAD	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	88	12	15
Year Built	1957	1950	1962
Gross SqFt	89,204	10,200	10,400
Estimated Gross Income	\$1,229,231	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$4,490,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.20	6.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0200	4-05958-0030	4-05863-0250
Address	209-15 18 AVENUE	23-50 WATERS EDGE DRIVE	23-50 CORPORAL KENNEDY ST
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	120	121	150
Year Built	1960	1969	1981
Gross SqFt	99,500	146,525	124,877
Estimated Gross Income	\$1,508,420	\$2,221,364	\$2,059,460
Gross Income per SqFt	\$15.16	\$15.16	\$16.49
Full Market Value	\$5,970,000	\$8,790,000	\$4,820,000
Market Value per SqFt	\$60.00	\$60.00	\$38.60
Distance from Cooperative in miles		0.45	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0030	4-04229-0012	
Address	212-02 16 AVENUE	23-39 125 STREET	
Neighborhood	BAYSIDE	COLLEGE POINT	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	34	12	
Year Built	1957	1950	
Gross SqFt	45,248	10,200	
Estimated Gross Income	\$623,517	\$140,585	
Gross Income per SqFt	\$13.78	\$13.78	
Full Market Value	\$2,280,000	\$513,000	
Market Value per SqFt	\$50.00	\$50.00	
Distance from Cooperative in miles		3.40	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0040	4-04229-0012	4-02869-0026
Address	16-41 212 STREET	23-39 125 STREET	86-31 57 AVENUE
Neighborhood	BAYSIDE	COLLEGE POINT	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	12	15
Year Built	1957	1950	1962
Gross SqFt	37,265	10,200	10,400
Estimated Gross Income	\$513,511	\$140,585	\$137,800
Gross Income per SqFt	\$13.78	\$13.78	\$13.25
Full Market Value	\$1,870,000	\$513,000	\$503,000
Market Value per SqFt	\$50.00	\$50.00	\$48.40
Distance from Cooperative in miles		3.40	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05872-0002	4-05958-0030	4-08092-0005
Address	211-35 23 AVENUE	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	310	121	148
Year Built	1961	1969	1963
Gross SqFt	489,440	146,525	114,402
Estimated Gross Income	\$7,419,910	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$29,400,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.30	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0003	4-05958-0030	4-08092-0005
Address	18-40 211 STREET	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	121	148
Year Built	1961	1969	1963
Gross SqFt	407,712	146,525	114,402
Estimated Gross Income	\$6,176,836	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.15	\$15.16	\$15.96
Full Market Value	\$24,400,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.40	2.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0050	4-05958-0030	4-08092-0005
Address	210-05 CORP KENNEDY STREE	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	248	121	148
Year Built	1961	1969	1963
Gross SqFt	363,000	146,525	114,402
Estimated Gross Income	\$5,503,080	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$21,800,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.40	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0075	4-05958-0030	4-08092-0005
Address	209-20 18 AVENUE	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	121	148
Year Built	1960	1969	1963
Gross SqFt	196,000	146,525	114,402
Estimated Gross Income	\$2,971,360	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$11,800,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.40	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05900-0075	4-05958-0030	4-08092-0005
Address	212-30 23 AVENUE	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	121	148
Year Built	1963	1969	1963
Gross SqFt	168,516	146,525	114,402
Estimated Gross Income	\$2,554,702	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$10,100,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.20	1.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0003	4-05958-0030	4-08092-0005
Address	17-85 215 STREET	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	290	121	148
Year Built	1969	1969	1963
Gross SqFt	324,260	146,525	114,402
Estimated Gross Income	\$4,915,781	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$19,500,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.35	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0005	4-05958-0030	4-08092-0005
Address	18-05 215 STREET	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	289	121	148
Year Built	1969	1969	1963
Gross SqFt	328,560	146,525	114,402
Estimated Gross Income	\$4,980,969	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$19,700,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.35	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0007	4-05958-0030	4-08092-0005
Address	18-15 215 STREET	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	289	121	148
Year Built	1969	1969	1963
Gross SqFt	324,261	146,525	114,402
Estimated Gross Income	\$4,915,796	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$19,500,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.35	2.05

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0075	4-05958-0030	4-08092-0005
Address	23-45 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	121	148
Year Built	1961	1969	1963
Gross SqFt	157,080	146,525	114,402
Estimated Gross Income	\$2,381,332	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$9,430,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.00	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0100	4-05958-0030	4-08092-0005
Address	23-25 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	43-60 DOUGLASTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	121	148
Year Built	1961	1969	1963
Gross SqFt	157,080	146,525	114,402
Estimated Gross Income	\$2,381,332	\$2,221,364	\$1,825,855
Gross Income per SqFt	\$15.16	\$15.16	\$15.96
Full Market Value	\$9,430,000	\$8,790,000	\$7,230,000
Market Value per SqFt	\$60.00	\$60.00	\$63.00
Distance from Cooperative in miles		0.00	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06080-0025	4-06024-0017	4-05423-0028
Address	201-09 35 AVENUE	198-40 32 AVENUE	43-23 165 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	46	16
Year Built	1949	1931	1927
Gross SqFt	13,653	36,000	13,281
Estimated Gross Income	\$191,688	\$505,497	\$187,423
Gross Income per SqFt	\$14.04	\$14.04	\$14.11
Full Market Value	\$700,000	\$1,850,000	\$684,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.30	1.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06089-0025	4-03015-0011	
Address	204-05 35 AVENUE	84-35 FLEET COURT	
Neighborhood	BAYSIDE	MIDDLE VILLAGE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	14	120	
Year Built	1949	1949	
Gross SqFt	13,608	56,725	
Estimated Gross Income	\$260,321	\$1,085,198	
Gross Income per SqFt	\$19.13	\$19.13	
Full Market Value	\$1,130,000	\$4,710,000	
Market Value per SqFt	\$83.00	\$83.00	
Distance from Cooperative in miles		5.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06103-0001	4-06098-0001	4-06024-0017
Address	209-28 34 ROAD	209-04 34 AVENUE	198-40 32 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	46
Year Built	1931	1932	1931
Gross SqFt	18,600	11,900	36,000
Estimated Gross Income	\$253,890	\$162,435	\$505,497
Gross Income per SqFt	\$13.65	\$13.65	\$14.04
Full Market Value	\$927,000	\$593,000	\$1,850,000
Market Value per SqFt	\$49.80	\$50.00	\$51.00
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06143-0001	4-06227-0330	4-05378-0006
Address	200-02 35 AVENUE	212-01 42 AVENUE	42-43 147 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	20
Year Built	1950	1960	1928
Gross SqFt	23,950	28,328	17,325
Estimated Gross Income	\$245,966	\$290,928	\$185,227
Gross Income per SqFt	\$10.27	\$10.27	\$10.69
Full Market Value	\$764,000	\$904,000	\$576,000
Market Value per SqFt	\$31.90	\$32.00	\$33.20
Distance from Cooperative in miles		0.70	1.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06144-0001	4-05423-0028	4-06024-0017
Address	201-02 35 AVENUE	43-23 165 STREET	198-40 32 AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	46
Year Built	1949	1927	1931
Gross SqFt	11,124	13,281	36,000
Estimated Gross Income	\$156,959	\$187,423	\$505,497
Gross Income per SqFt	\$14.11	\$14.11	\$14.04
Full Market Value	\$573,000	\$684,000	\$1,850,000
Market Value per SqFt	\$52.00	\$52.00	\$51.00
Distance from Cooperative in miles		1.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06149-0001	4-06077-0007	4-05385-0007
Address	204-03 35 AVENUE	34-06 JORDAN STREET	42-41 155 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	62	50	16
Year Built	1950	1931	1926
Gross SqFt	45,850	40,800	12,920
Estimated Gross Income	\$543,322	\$472,464	\$149,221
Gross Income per SqFt	\$11.85	\$11.58	\$11.55
Full Market Value	\$1,870,000	\$1,630,000	\$515,000
Market Value per SqFt	\$40.80	\$40.00	\$39.90
Distance from Cooperative in miles		0.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06150-0001	4-06233-0034	4-06204-0014
Address	205-02 35 AVENUE	38-24 213 STREET	40-45 201 STREET
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	22	28
Year Built	1950	1940	1928
Gross SqFt	68,120	26,250	23,100
Estimated Gross Income	\$643,052	\$247,690	\$228,388
Gross Income per SqFt	\$9.44	\$9.44	\$9.89
Full Market Value	\$1,830,000	\$706,000	\$651,000
Market Value per SqFt	\$26.90	\$27.00	\$28.20
Distance from Cooperative in miles		0.45	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06171-0001	4-05423-0028	4-06024-0017
Address	36-06 213 STREET	43-23 165 STREET	198-40 32 AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	16	46
Year Built	1952	1927	1931
Gross SqFt	23,560	13,281	36,000
Estimated Gross Income	\$332,431	\$187,423	\$505,497
Gross Income per SqFt	\$14.11	\$14.11	\$14.04
Full Market Value	\$1,210,000	\$684,000	\$1,850,000
Market Value per SqFt	\$51.00	\$52.00	\$51.00
Distance from Cooperative in miles		1.55	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06205-0001	4-03529-0016	
Address	202-15 42 AVENUE	60-14 WOODBINE STREET	
Neighborhood	BAYSIDE	RIDGEWOOD	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	26	12	
Year Built	1932	1931	
Gross SqFt	27,500	4,992	
Estimated Gross Income	\$596,200	\$108,229	
Gross Income per SqFt	\$21.68	\$21.68	
Full Market Value	\$2,590,000	\$470,000	
Market Value per SqFt	\$94.00	\$94.00	
Distance from Cooperative in miles		7.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06216-0001	4-05181-0036	4-05146-0036
Address	209-10 41 AVENUE	142-46 SANFORD AVENUE	37-60 45 AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	64	256
Year Built	1963	1921	1955
Gross SqFt	109,200	53,727	261,919
Estimated Gross Income	\$1,119,300	\$550,770	\$2,865,393
Gross Income per SqFt	\$10.25	\$10.25	\$10.94
Full Market Value	\$3,480,000	\$1,710,000	\$8,900,000
Market Value per SqFt	\$31.90	\$32.00	\$34.00
Distance from Cooperative in miles		2.50	2.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06227-0088	4-05025-0064	4-05049-0006
Address	210-50 41 AVENUE	144-45 41 AVENUE	143-06 BARCLAY AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	137	96
Year Built	1963	1962	1950
Gross SqFt	73,000	107,761	79,448
Estimated Gross Income	\$1,135,150	\$1,675,914	\$1,232,476
Gross Income per SqFt	\$15.55	\$15.55	\$15.51
Full Market Value	\$4,490,000	\$6,630,000	\$4,880,000
Market Value per SqFt	\$62.00	\$62.00	\$61.00
Distance from Cooperative in miles		2.45	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06305-0024	4-05101-0071	4-06308-0001
Address	215-05 43 AVENUE	132-17 MAPLE AVENUE	215-04 43 AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	53	12
Year Built	1928	1926	1931
Gross SqFt	16,000	29,413	8,900
Estimated Gross Income	\$286,560	\$526,492	\$229,086
Gross Income per SqFt	\$17.91	\$17.90	\$25.70
Full Market Value	\$1,130,000	\$2,080,000	\$995,000
Market Value per SqFt	\$71.00	\$71.00	\$112.00
Distance from Cooperative in miles		3.40	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06321-0001	4-06266-0001	4-06263-0007
Address	218-10 43 AVENUE	205-02 42 AVENUE	202-18 NORTHERN BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	24	27	19
Year Built	1951	1948	1922
Gross SqFt	19,467	20,400	14,080
Estimated Gross Income	\$274,679	\$323,952	\$252,172
Gross Income per SqFt	\$14.11	\$15.88	\$17.91
Full Market Value	\$1,000,000	\$1,280,000	\$998,000
Market Value per SqFt	\$51.00	\$63.00	\$71.00
Distance from Cooperative in miles		0.80	0.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0003	4-03628-0017	4-05049-0032
Address	136-51 PARK DRIVE EAST	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	210	56	60
Year Built	1950	1929	1929
Gross SqFt	152,470	45,352	58,153
Estimated Gross Income	\$1,678,694	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$5,220,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		3.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0100	4-03628-0017	4-05049-0032
Address	137-51 68 DRIVE	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	56	60
Year Built	1950	1929	1929
Gross SqFt	68,720	45,352	58,153
Estimated Gross Income	\$756,607	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$2,350,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		3.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06484-0002	4-03628-0017	4-05049-0032
Address	138-40 JEWEL AVENUE	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	90	56	60
Year Built	1950	1929	1929
Gross SqFt	76,796	45,352	58,153
Estimated Gross Income	\$845,523	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$2,630,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		4.05	1.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06485-0003	4-03628-0017	4-05049-0032
Address	68-09 138 STREET	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	312	56	60
Year Built	1950	1929	1929
Gross SqFt	264,380	45,352	58,153
Estimated Gross Income	\$2,910,823	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$9,040,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		4.00	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06493-0003	4-06077-0007	4-05005-0042
Address	135-01 JEWEL AVENUE	34-06 JORDAN STREET	35-14 149 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	176	50	14
Year Built	1950	1931	1996
Gross SqFt	161,378	40,800	10,500
Estimated Gross Income	\$1,776,771	\$472,464	\$181,125
Gross Income per SqFt	\$11.01	\$11.58	\$17.25
Full Market Value	\$5,520,000	\$1,630,000	\$717,000
Market Value per SqFt	\$34.20	\$40.00	\$68.00
Distance from Cooperative in miles		3.35	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06494-0003	4-06077-0007	4-05385-0007
Address	69-42 JEWEL AVENUE	34-06 JORDAN STREET	42-41 155 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	280	50	16
Year Built	1950	1931	1926
Gross SqFt	227,464	40,800	12,920
Estimated Gross Income	\$2,695,448	\$472,464	\$149,221
Gross Income per SqFt	\$11.85	\$11.58	\$11.55
Full Market Value	\$9,300,000	\$1,630,000	\$515,000
Market Value per SqFt	\$40.90	\$40.00	\$39.90
Distance from Cooperative in miles		3.25	2.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0050	4-06636-0001	4-05185-0037
Address	144-55 MELBOURNE AVENUE	135-10 GRAND CENTRAL PARK	140-70 ASH AVENUE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	181	47
Year Built	1954	1952	1932
Gross SqFt	115,212	125,164	38,911
Estimated Gross Income	\$1,566,883	\$1,702,230	\$517,127
Gross Income per SqFt	\$13.60	\$13.60	\$13.29
Full Market Value	\$5,720,000	\$6,210,000	\$1,890,000
Market Value per SqFt	\$49.60	\$50.00	\$48.60
Distance from Cooperative in miles		1.30	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0052	4-06636-0001	4-05185-0037
Address	144-75 MELBOURNE AVENUE	135-10 GRAND CENTRAL PARK	140-70 ASH AVENUE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	181	47
Year Built	1954	1952	1932
Gross SqFt	115,212	125,164	38,911
Estimated Gross Income	\$1,566,883	\$1,702,230	\$517,127
Gross Income per SqFt	\$13.60	\$13.60	\$13.29
Full Market Value	\$5,720,000	\$6,210,000	\$1,890,000
Market Value per SqFt	\$49.60	\$50.00	\$48.60
Distance from Cooperative in miles		1.30	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06537-0028	4-05013-0001	4-05331-0020
Address	149-24 MELBOURNE AVENUE	143-15 BOWNE STREET	41-05 158 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	172	57	31
Year Built	1951	1928	1926
Gross SqFt	140,736	31,680	20,645
Estimated Gross Income	\$1,549,503	\$417,542	\$302,089
Gross Income per SqFt	\$11.01	\$13.18	\$14.63
Full Market Value	\$4,810,000	\$1,520,000	\$1,100,000
Market Value per SqFt	\$34.20	\$48.00	\$53.00
Distance from Cooperative in miles		2.05	2.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06540-0003	4-06021-0029	4-05391-0026
Address	150-10 MELBOURNE AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	266	42	16
Year Built	1951	1924	1926
Gross SqFt	218,100	36,000	13,175
Estimated Gross Income	\$2,715,345	\$449,434	\$170,898
Gross Income per SqFt	\$12.45	\$12.48	\$12.97
Full Market Value	\$9,370,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		2.90	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-0003	4-03628-0017	4-05049-0032
Address	69-18 MELBOURNE AVENUE	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	244	56	60
Year Built	1951	1929	1929
Gross SqFt	199,464	45,352	58,153
Estimated Gross Income	\$2,196,098	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$6,820,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		4.60	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0002	4-03628-0017	4-05049-0032
Address	69-51 136 STREET	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	56	60
Year Built	1949	1929	1929
Gross SqFt	20,920	45,352	58,153
Estimated Gross Income	\$230,329	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$716,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		3.85	2.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0005	4-03628-0017	4-05049-0032
Address	69-68 137 STREET	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	56	60
Year Built	1949	1929	1929
Gross SqFt	14,140	45,352	58,153
Estimated Gross Income	\$155,681	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$484,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		3.85	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0016	4-05049-0032	
Address	69-98 137 STREET	41-42 PARSONS BOULEVARD	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	24	60	
Year Built	1949	1929	
Gross SqFt	20,920	58,153	
Estimated Gross Income	\$230,329	\$670,148	
Gross Income per SqFt	\$11.01	\$11.52	
Full Market Value	\$716,000	\$2,310,000	
Market Value per SqFt	\$34.20	\$40.00	
Distance from Cooperative in miles		2.20	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0030	4-03628-0017	4-05049-0032
Address	69-81 136 STREET	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	56	60
Year Built	1949	1929	1929
Gross SqFt	16,940	45,352	58,153
Estimated Gross Income	\$186,509	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$580,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		3.85	2.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06587-0006	4-06021-0029	4-05391-0026
Address	135-12 77 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	174	42	16
Year Built	1937	1924	1926
Gross SqFt	130,440	36,000	13,175
Estimated Gross Income	\$1,623,978	\$449,434	\$170,898
Gross Income per SqFt	\$12.45	\$12.48	\$12.97
Full Market Value	\$5,600,000	\$1,550,000	\$624,000
Market Value per SqFt	\$42.90	\$43.00	\$47.40
Distance from Cooperative in miles		3.85	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06607-0001	4-03628-0017	4-05049-0032
Address	138-10 77 AVENUE	69-30 62 STREET	41-42 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	RIDGEWOOD	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	132	56	60
Year Built	1937	1929	1929
Gross SqFt	107,884	45,352	58,153
Estimated Gross Income	\$1,187,802	\$499,492	\$670,148
Gross Income per SqFt	\$11.01	\$11.01	\$11.52
Full Market Value	\$3,690,000	\$1,550,000	\$2,310,000
Market Value per SqFt	\$34.20	\$34.00	\$39.70
Distance from Cooperative in miles		4.00	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06609-0007	4-06021-0029	4-05391-0026
Address	138-06 78 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	64	42	16
Year Built	1937	1924	1926
Gross SqFt	54,136	36,000	13,175
Estimated Gross Income	\$675,617	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$2,330,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		3.85	2.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06628-0001	4-06021-0029	4-05391-0026
Address	141-04 77 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	42	16
Year Built	1937	1924	1926
Gross SqFt	44,135	36,000	13,175
Estimated Gross Income	\$550,804	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$1,900,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		3.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0015	4-06021-0029	4-05391-0026
Address	141-33 78 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	42	16
Year Built	1949	1924	1926
Gross SqFt	45,750	36,000	13,175
Estimated Gross Income	\$570,960	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$1,970,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.75	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0030	4-06021-0029	4-05391-0026
Address	77-30 MAIN STREET	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	45	42	16
Year Built	1949	1924	1926
Gross SqFt	34,329	36,000	13,175
Estimated Gross Income	\$428,425	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$1,480,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.75	2.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06631-0001	4-06021-0029	4-05391-0026
Address	141-24 78 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	181	42	16
Year Built	1940	1924	1926
Gross SqFt	151,869	36,000	13,175
Estimated Gross Income	\$1,895,325	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$6,540,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.75	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06632-0001	4-06258-0016	4-06024-0017
Address	141-48 78 ROAD	42-18 201 STREET	198-40 32 AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	180	54	46
Year Built	1940	1950	1931
Gross SqFt	151,869	44,100	36,000
Estimated Gross Income	\$1,895,325	\$596,412	\$505,497
Gross Income per SqFt	\$12.48	\$13.52	\$14.04
Full Market Value	\$6,540,000	\$2,180,000	\$1,850,000
Market Value per SqFt	\$43.10	\$49.00	\$51.00
Distance from Cooperative in miles		3.35	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06633-0001	4-06021-0029	4-05391-0026
Address	141-02 79 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	181	42	16
Year Built	1940	1924	1926
Gross SqFt	151,869	36,000	13,175
Estimated Gross Income	\$1,895,325	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$6,540,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.85	2.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06656-0063	4-06021-0029	4-05391-0026
Address	70-04 KISSENA BOULEVARD	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	248	42	16
Year Built	1952	1924	1926
Gross SqFt	225,968	36,000	13,175
Estimated Gross Income	\$2,820,080	\$449,434	\$170,898
Gross Income per SqFt	\$12.48	\$12.48	\$12.97
Full Market Value	\$9,730,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06658-0039	4-06021-0029	4-05391-0026
Address	144-36 71 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	42	16
Year Built	1949	1924	1926
Gross SqFt	23,880	36,000	13,175
Estimated Gross Income	\$298,500	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$1,030,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.25	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06659-0021	4-06021-0029	4-05391-0026
Address	144-42 71 ROAD	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	42	16
Year Built	1949	1924	1926
Gross SqFt	51,915	36,000	13,175
Estimated Gross Income	\$648,937	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$2,240,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.10	\$43.00	\$47.40
Distance from Cooperative in miles		3.30	2.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06660-0040	4-06021-0029	4-05391-0026
Address	144-16 VLEIGH PLACE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	42	16
Year Built	1949	1924	1926
Gross SqFt	23,936	36,000	13,175
Estimated Gross Income	\$299,200	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$1,030,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		3.35	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06668-0028	4-06021-0029	4-05391-0026
Address	144-11 77 ROAD	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	42	16
Year Built	1948	1924	1926
Gross SqFt	23,712	36,000	13,175
Estimated Gross Income	\$296,400	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$1,020,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		3.60	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0007	4-06021-0029	4-05391-0026
Address	144-04 77 ROAD	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	42	16
Year Built	1948	1924	1926
Gross SqFt	40,480	36,000	13,175
Estimated Gross Income	\$506,000	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$1,750,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.20	\$43.00	\$47.40
Distance from Cooperative in miles		3.65	2.75

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0027	4-06021-0029	4-05391-0026
Address	144-34 77 ROAD	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	42	16
Year Built	1948	1924	1926
Gross SqFt	31,860	36,000	13,175
Estimated Gross Income	\$398,250	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$1,370,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.00	\$43.00	\$47.40
Distance from Cooperative in miles		3.65	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06670-0001	4-06021-0029	4-05391-0026
Address	78-11 MAIN STREET	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	150	42	16
Year Built	1949	1924	1926
Gross SqFt	110,298	36,000	13,175
Estimated Gross Income	\$1,378,725	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$4,760,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.20	\$43.00	\$47.40
Distance from Cooperative in miles		3.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06671-0001	4-06021-0029	4-05391-0026
Address	78-37 MAIN STREET	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	150	42	16
Year Built	1949	1924	1926
Gross SqFt	110,298	36,000	13,175
Estimated Gross Income	\$1,378,725	\$449,434	\$170,898
Gross Income per SqFt	\$12.50	\$12.48	\$12.97
Full Market Value	\$4,760,000	\$1,550,000	\$624,000
Market Value per SqFt	\$43.20	\$43.00	\$47.40
Distance from Cooperative in miles		3.70	2.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0019	4-05423-0028	4-06024-0017
Address	147-37 71 AVENUE	43-23 165 STREET	198-40 32 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	46
Year Built	1949	1927	1931
Gross SqFt	6,000	13,281	36,000
Estimated Gross Income	\$84,660	\$187,423	\$505,497
Gross Income per SqFt	\$14.11	\$14.11	\$14.04
Full Market Value	\$309,000	\$684,000	\$1,850,000
Market Value per SqFt	\$52.00	\$52.00	\$51.00
Distance from Cooperative in miles		2.15	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0020	4-06595-0010	4-06595-0032
Address	147-03 71 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	24
Year Built	1948	1949	1949
Gross SqFt	21,600	20,920	20,920
Estimated Gross Income	\$300,240	\$290,788	\$290,788
Gross Income per SqFt	\$13.90	\$13.90	\$13.90
Full Market Value	\$1,100,000	\$1,060,000	\$1,060,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06677-0001	4-06258-0016	4-06024-0017
Address	71-01 150 STREET	42-18 201 STREET	198-40 32 AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	54	46
Year Built	1949	1950	1931
Gross SqFt	92,296	44,100	36,000
Estimated Gross Income	\$1,025,408	\$596,412	\$505,497
Gross Income per SqFt	\$11.11	\$13.52	\$14.04
Full Market Value	\$3,190,000	\$2,180,000	\$1,850,000
Market Value per SqFt	\$34.60	\$49.00	\$51.00
Distance from Cooperative in miles		2.80	3.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06678-0001	4-06258-0016	4-06024-0017
Address	71-27 147 STREET	42-18 201 STREET	198-40 32 AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	54	46
Year Built	1949	1950	1931
Gross SqFt	92,296	44,100	36,000
Estimated Gross Income	\$1,025,408	\$596,412	\$505,497
Gross Income per SqFt	\$11.11	\$13.52	\$14.04
Full Market Value	\$3,190,000	\$2,180,000	\$1,850,000
Market Value per SqFt	\$34.60	\$49.00	\$51.00
Distance from Cooperative in miles		2.85	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06679-0001	4-06024-0017	4-05423-0028
Address	147-04 72 AVENUE	198-40 32 AVENUE	43-23 165 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	69	46	16
Year Built	1949	1931	1927
Gross SqFt	42,204	36,000	13,281
Estimated Gross Income	\$595,498	\$505,497	\$187,423
Gross Income per SqFt	\$14.11	\$14.04	\$14.11
Full Market Value	\$2,170,000	\$1,850,000	\$684,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		3.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0001	4-06825-0005	4-06825-0015
Address	78-31 147 STREET	158-06 76 AVENUE	158-26 76 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	20	20
Year Built	1949	1952	1952
Gross SqFt	43,345	15,528	15,528
Estimated Gross Income	\$546,580	\$195,743	\$195,743
Gross Income per SqFt	\$12.61	\$12.61	\$12.61
Full Market Value	\$1,890,000	\$675,000	\$675,000
Market Value per SqFt	\$43.60	\$44.00	\$43.50
Distance from Cooperative in miles		0.45	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0016	4-06636-0001	4-04981-0050
Address	149-05 79 AVENUE	135-10 GRAND CENTRAL PARK	33-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	182	181	114
Year Built	1955	1952	1963
Gross SqFt	178,650	125,164	99,162
Estimated Gross Income	\$2,429,640	\$1,702,230	\$1,365,108
Gross Income per SqFt	\$13.60	\$13.60	\$13.77
Full Market Value	\$8,870,000	\$6,210,000	\$4,980,000
Market Value per SqFt	\$49.70	\$50.00	\$50.00
Distance from Cooperative in miles		0.50	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06698-0040	4-05307-0024	
Address	150-10 71 AVENUE	189-14 CROCHERON AVENUE	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	536	109	
Year Built	1952	1956	
Gross SqFt	466,368	96,881	
Estimated Gross Income	\$5,717,671	\$1,187,761	
Gross Income per SqFt	\$12.26	\$12.26	
Full Market Value	\$19,700,000	\$4,100,000	
Market Value per SqFt	\$42.20	\$42.00	
Distance from Cooperative in miles		2.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06711-0027	4-03100-0033	4-04986-0018
Address	150-15 79 AVENUE	94-19 66 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-SOUTH	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	54	54
Year Built	1965	1950	1959
Gross SqFt	80,200	48,960	49,000
Estimated Gross Income	\$906,260	\$551,259	\$587,514
Gross Income per SqFt	\$11.30	\$11.26	\$11.99
Full Market Value	\$2,820,000	\$1,710,000	\$2,030,000
Market Value per SqFt	\$35.20	\$35.00	\$41.40
Distance from Cooperative in miles		2.45	3.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06715-0002	4-06793-0126	4-07115-0002
Address	81-26 150 STREET	154-02 71 AVENUE	64-05 186 LANE
Neighborhood	HILLCREST	FLUSHING-SOUTH	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	685	180	684
Year Built	1947	1952	1950
Gross SqFt	704,500	147,558	614,916
Estimated Gross Income	\$9,088,050	\$1,897,595	\$10,674,941
Gross Income per SqFt	\$12.90	\$12.86	\$17.36
Full Market Value	\$33,200,000	\$6,930,000	\$42,300,000
Market Value per SqFt	\$47.10	\$47.00	\$69.00
Distance from Cooperative in miles		0.80	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06789-0015	4-07117-0003	4-05137-0005
Address	161-08 JEWEL AVENUE	188-02 64 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	383	1,201	322
Year Built	1954	1947	1965
Gross SqFt	363,265	1,228,778	317,305
Estimated Gross Income	\$5,630,607	\$19,063,459	\$5,169,402
Gross Income per SqFt	\$15.50	\$15.51	\$16.29
Full Market Value	\$22,300,000	\$75,500,000	\$20,500,000
Market Value per SqFt	\$61.00	\$61.00	\$65.00
Distance from Cooperative in miles		1.35	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06790-0001	4-07117-0003	4-05137-0005
Address	158-09 PARSONS BOULEVARD	188-02 64 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	793	1,201	322
Year Built	1954	1947	1965
Gross SqFt	749,142	1,228,778	317,305
Estimated Gross Income	\$11,611,701	\$19,063,459	\$5,169,402
Gross Income per SqFt	\$15.50	\$15.51	\$16.29
Full Market Value	\$46,000,000	\$75,500,000	\$20,500,000
Market Value per SqFt	\$61.00	\$61.00	\$65.00
Distance from Cooperative in miles		1.40	1.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0001	4-07117-0003	4-05137-0005
Address	61-11 160 STREET	188-02 64 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	362	1,201	322
Year Built	1954	1947	1965
Gross SqFt	394,644	1,228,778	317,305
Estimated Gross Income	\$6,116,982	\$19,063,459	\$5,169,402
Gross Income per SqFt	\$15.50	\$15.51	\$16.29
Full Market Value	\$24,200,000	\$75,500,000	\$20,500,000
Market Value per SqFt	\$61.00	\$61.00	\$65.00
Distance from Cooperative in miles		1.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0025	4-07117-0003	4-05137-0005
Address	61-15 160 STREET	188-02 64 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	184	1,201	322
Year Built	1966	1947	1965
Gross SqFt	236,984	1,228,778	317,305
Estimated Gross Income	\$3,673,252	\$19,063,459	\$5,169,402
Gross Income per SqFt	\$15.50	\$15.51	\$16.29
Full Market Value	\$14,500,000	\$75,500,000	\$20,500,000
Market Value per SqFt	\$61.00	\$61.00	\$65.00
Distance from Cooperative in miles		1.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06792-0600	4-05101-0042	4-05021-0001
Address	161-25 JEWEL AVENUE	41-90 FRAME PLACE	142-01 41 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	684	48	106
Year Built	1952	1948	1963
Gross SqFt	789,880	42,817	102,023
Estimated Gross Income	\$11,295,284	\$612,193	\$1,478,626
Gross Income per SqFt	\$14.30	\$14.30	\$14.49
Full Market Value	\$41,200,000	\$2,230,000	\$5,400,000
Market Value per SqFt	\$52.00	\$52.00	\$53.00
Distance from Cooperative in miles		1.95	2.05

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06793-0225	4-06712-0001	4-09711-0056
Address	71-50 PARSONS BOULEVARD	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	257	186	132
Year Built	1960	1966	1951
Gross SqFt	299,456	235,016	103,629
Estimated Gross Income	\$2,202,121	\$2,796,112	\$1,525,246
Gross Income per SqFt	\$7.35	\$11.90	\$14.72
Full Market Value	\$5,160,000	\$9,650,000	\$5,570,000
Market Value per SqFt	\$17.23	\$41.00	\$54.00
Distance from Cooperative in miles		0.65	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06852-0011	4-06853-0006	4-05025-0064
Address	78-34 164 STREET	80-25 PARSONS BOULEVARD	144-45 41 AVENUE
Neighborhood	FLUSHING-SOUTH	HILLCREST	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	112	137
Year Built	1963	1962	1962
Gross SqFt	98,516	58,089	107,761
Estimated Gross Income	\$1,556,552	\$917,578	\$1,675,914
Gross Income per SqFt	\$15.80	\$15.80	\$15.55
Full Market Value	\$6,160,000	\$3,630,000	\$6,630,000
Market Value per SqFt	\$63.00	\$62.00	\$62.00
Distance from Cooperative in miles		0.25	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07071-0003	4-04292-0060	4-04996-0007
Address	182-12 HOR HARDING EXPWY	119-58 27 AVENUE	147-15 35 AVENUE
Neighborhood	FRESH MEADOWS	COLLEGE POINT	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	30	12
Year Built	1950	1966	1962
Gross SqFt	28,257	17,493	8,400
Estimated Gross Income	\$350,386	\$216,414	\$310,296
Gross Income per SqFt	\$12.40	\$12.37	\$36.90
Full Market Value	\$1,210,000	\$747,000	\$1,560,000
Market Value per SqFt	\$42.80	\$43.00	\$186.00
Distance from Cooperative in miles		3.80	2.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0051	4-07117-0020	4-07943-0050
Address	196-66 69 AVENUE	195-00 67 AVENUE	87-16 WINCHESTER BOULEVAR
Neighborhood	FRESH MEADOWS	FRESH MEADOWS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	140	12	48
Year Built	1952	1949	1965
Gross SqFt	110,000	12,470	24,480
Estimated Gross Income	\$1,661,000	\$187,861	\$404,409
Gross Income per SqFt	\$15.10	\$15.07	\$16.52
Full Market Value	\$6,570,000	\$744,000	\$1,600,000
Market Value per SqFt	\$60.00	\$60.00	\$65.00
Distance from Cooperative in miles		0.00	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0401	4-07117-0020	4-07943-0050
Address	1 ISLAND PARKWAY	195-00 67 AVENUE	87-16 WINCHESTER BOULEVAR
Neighborhood	FRESH MEADOWS	FRESH MEADOWS	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	148	12	48
Year Built	1951	1949	1965
Gross SqFt	116,000	12,470	24,480
Estimated Gross Income	\$1,751,600	\$187,861	\$404,409
Gross Income per SqFt	\$15.10	\$15.07	\$16.52
Full Market Value	\$6,930,000	\$744,000	\$1,600,000
Market Value per SqFt	\$60.00	\$60.00	\$65.00
Distance from Cooperative in miles		0.20	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07341-0012	4-03050-0019	4-03101-0016
Address	46-02 215 PLACE	69-16 66 DRIVE	85-82 ELIOT AVENUE
Neighborhood	BAYSIDE	MIDDLE VILLAGE	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	66	16	15
Year Built	1950	1971	1974
Gross SqFt	48,871	11,209	9,264
Estimated Gross Income	\$796,597	\$182,670	\$153,978
Gross Income per SqFt	\$16.30	\$16.30	\$16.62
Full Market Value	\$3,150,000	\$723,000	\$609,000
Market Value per SqFt	\$64.00	\$65.00	\$66.00
Distance from Cooperative in miles		7.00	5.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07342-0028	4-03050-0019	4-03101-0016
Address	46-11 215 PLACE	69-16 66 DRIVE	85-82 ELIOT AVENUE
Neighborhood	BAYSIDE	MIDDLE VILLAGE	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	69	16	15
Year Built	1950	1971	1974
Gross SqFt	51,264	11,209	9,264
Estimated Gross Income	\$835,603	\$182,670	\$153,978
Gross Income per SqFt	\$16.30	\$16.30	\$16.62
Full Market Value	\$3,310,000	\$723,000	\$609,000
Market Value per SqFt	\$65.00	\$65.00	\$66.00
Distance from Cooperative in miles		7.10	5.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0007	4-03050-0019	4-03101-0016
Address	47-28 215 PLACE	69-16 66 DRIVE	85-82 ELIOT AVENUE
Neighborhood	BAYSIDE	MIDDLE VILLAGE	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	16	15
Year Built	1950	1971	1974
Gross SqFt	29,450	11,209	9,264
Estimated Gross Income	\$480,035	\$182,670	\$153,978
Gross Income per SqFt	\$16.30	\$16.30	\$16.62
Full Market Value	\$1,900,000	\$723,000	\$609,000
Market Value per SqFt	\$65.00	\$65.00	\$66.00
Distance from Cooperative in miles		7.00	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0020	4-03050-0019	4-03101-0016
Address	47-48 215 PLACE	69-16 66 DRIVE	85-82 ELIOT AVENUE
Neighborhood	BAYSIDE	MIDDLE VILLAGE	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	16	15
Year Built	1950	1971	1974
Gross SqFt	29,450	11,209	9,264
Estimated Gross Income	\$480,035	\$182,670	\$153,978
Gross Income per SqFt	\$16.30	\$16.30	\$16.62
Full Market Value	\$1,900,000	\$723,000	\$609,000
Market Value per SqFt	\$65.00	\$65.00	\$66.00
Distance from Cooperative in miles		7.00	5.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07348-0001	4-04256-0030	4-04229-0012
Address	215-28 47 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	BAYSIDE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	156	15	12
Year Built	1950	1964	1950
Gross SqFt	118,000	11,196	10,200
Estimated Gross Income	\$1,616,600	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$5,900,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		4.55	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07349-0001	4-04256-0030	4-04229-0012
Address	47-15 216 STREET	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	BAYSIDE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	144	15	12
Year Built	1950	1964	1950
Gross SqFt	105,000	11,196	10,200
Estimated Gross Income	\$1,438,500	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$5,250,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		4.55	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07474-0050	4-05307-0024	4-05101-0061
Address	220-55 46 AVENUE	189-14 CROCHERON AVENUE	132-25 MAPLE AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	314	109	180
Year Built	1961	1956	1957
Gross SqFt	336,200	96,881	161,520
Estimated Gross Income	\$4,135,260	\$1,187,761	\$1,971,248
Gross Income per SqFt	\$12.30	\$12.26	\$12.20
Full Market Value	\$14,300,000	\$4,100,000	\$6,800,000
Market Value per SqFt	\$42.50	\$42.00	\$42.10
Distance from Cooperative in miles		1.75	3.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07628-0002	4-04256-0030	4-04229-0012
Address	67-01 BELL BOULEVARD	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	134	15	12
Year Built	1949	1964	1950
Gross SqFt	132,300	11,196	10,200
Estimated Gross Income	\$1,812,510	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$6,620,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.20	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07629-0002	4-04256-0030	4-04229-0012
Address	68-01 BELL BOULEVARD	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	197	15	12
Year Built	1949	1964	1950
Gross SqFt	208,800	11,196	10,200
Estimated Gross Income	\$2,860,560	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$10,400,000	\$560,000	\$513,000
Market Value per SqFt	\$49.80	\$50.00	\$50.00
Distance from Cooperative in miles		5.20	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07632-0002	4-06172-0001	4-06266-0001
Address	67-02 SPRINGFIELD BOULEVA	36-01 213 STREET	205-02 42 AVENUE
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	467	36	27
Year Built	1949	1957	1948
Gross SqFt	554,300	27,440	20,400
Estimated Gross Income	\$8,702,510	\$429,984	\$323,952
Gross Income per SqFt	\$15.70	\$15.67	\$15.88
Full Market Value	\$34,400,000	\$1,700,000	\$1,280,000
Market Value per SqFt	\$62.00	\$62.00	\$63.00
Distance from Cooperative in miles		1.85	1.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07633-0001	4-04256-0030	4-04229-0012
Address	213-09 73 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	200	15	12
Year Built	1950	1964	1950
Gross SqFt	145,200	11,196	10,200
Estimated Gross Income	\$1,996,500	\$153,497	\$140,585
Gross Income per SqFt	\$13.75	\$13.71	\$13.78
Full Market Value	\$7,290,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.10	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07636-0007	4-06793-0126	4-03094-0005
Address	69-11 213 STREET	154-02 71 AVENUE	63-19 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	REGO PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	180	95
Year Built	1958	1952	1948
Gross SqFt	93,500	147,558	72,000
Estimated Gross Income	\$1,206,150	\$1,897,595	\$990,968
Gross Income per SqFt	\$12.90	\$12.86	\$13.76
Full Market Value	\$4,400,000	\$6,930,000	\$3,620,000
Market Value per SqFt	\$47.10	\$47.00	\$50.00
Distance from Cooperative in miles		2.90	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07638-0012	4-04256-0030	4-04229-0012
Address	69-05 215 STREET	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	15	12
Year Built	1950	1964	1950
Gross SqFt	34,100	11,196	10,200
Estimated Gross Income	\$467,170	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$1,710,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.20	5.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07648-0002	4-04256-0030	4-04229-0012
Address	224-02 HOR HARDING EXPWY	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	168	15	12
Year Built	1948	1964	1950
Gross SqFt	132,300	11,196	10,200
Estimated Gross Income	\$1,819,125	\$153,497	\$140,585
Gross Income per SqFt	\$13.75	\$13.71	\$13.78
Full Market Value	\$6,640,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.30	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07656-0002	4-04256-0030	4-04229-0012
Address	221-08 64 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	136	15	12
Year Built	1949	1964	1950
Gross SqFt	107,988	11,196	10,200
Estimated Gross Income	\$1,484,835	\$153,497	\$140,585
Gross Income per SqFt	\$13.75	\$13.71	\$13.78
Full Market Value	\$5,420,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.30	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07668-0010	4-04256-0030	4-04229-0012
Address	222-01 69 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	156	15	12
Year Built	1949	1964	1950
Gross SqFt	120,600	11,196	10,200
Estimated Gross Income	\$1,652,220	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$6,030,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.40	5.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07670-0002	4-04256-0030	4-04229-0012
Address	223-02 65 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	188	15	12
Year Built	1949	1964	1950
Gross SqFt	147,700	11,196	10,200
Estimated Gross Income	\$2,030,875	\$153,497	\$140,585
Gross Income per SqFt	\$13.75	\$13.71	\$13.78
Full Market Value	\$7,410,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.40	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0002	4-02974-0085	4-02974-0060
Address	73-50 BELL BOULEVARD	62-42 WOODHAVEN BOULEVARD	62-49 84 STREET
Neighborhood	OAKLAND GARDENS	MIDDLE VILLAGE	MIDDLE VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	583	408	384
Year Built	1952	1952	1952
Gross SqFt	486,792	319,025	292,651
Estimated Gross Income	\$6,230,937	\$4,093,456	\$3,852,659
Gross Income per SqFt	\$12.80	\$12.83	\$13.16
Full Market Value	\$21,500,000	\$14,100,000	\$14,100,000
Market Value per SqFt	\$44.20	\$44.00	\$48.20
Distance from Cooperative in miles		5.90	5.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0150	4-02974-0085	4-02974-0060
Address	210-11 75 AVENUE	62-42 WOODHAVEN BOULEVARD	62-49 84 STREET
Neighborhood	OAKLAND GARDENS	MIDDLE VILLAGE	MIDDLE VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	408	384
Year Built	1952	1952	1952
Gross SqFt	243,396	319,025	292,651
Estimated Gross Income	\$3,115,468	\$4,093,456	\$3,852,659
Gross Income per SqFt	\$12.80	\$12.83	\$13.16
Full Market Value	\$10,700,000	\$14,100,000	\$14,100,000
Market Value per SqFt	\$44.00	\$44.00	\$48.20
Distance from Cooperative in miles		5.90	5.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07738-0001	4-02974-0085	4-02974-0060
Address	73-11 BELL BOULEVARD	62-42 WOODHAVEN BOULEVARD	62-49 84 STREET
Neighborhood	OAKLAND GARDENS	MIDDLE VILLAGE	MIDDLE VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	408	384
Year Built	1952	1952	1952
Gross SqFt	162,264	319,025	292,651
Estimated Gross Income	\$2,076,979	\$4,093,456	\$3,852,659
Gross Income per SqFt	\$12.80	\$12.83	\$13.16
Full Market Value	\$7,170,000	\$14,100,000	\$14,100,000
Market Value per SqFt	\$44.20	\$44.00	\$48.20
Distance from Cooperative in miles		6.10	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07739-0003	4-06793-0126	4-06227-0338
Address	73-69 217 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	194	180	54
Year Built	1952	1952	1951
Gross SqFt	152,364	147,558	44,928
Estimated Gross Income	\$1,965,495	\$1,897,595	\$588,320
Gross Income per SqFt	\$12.90	\$12.86	\$13.09
Full Market Value	\$7,170,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.10	\$47.00	\$47.90
Distance from Cooperative in miles		3.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07742-0003	4-06793-0126	4-06227-0338
Address	73-36 SPRINGFIELD BOULEVA	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	276	180	54
Year Built	1952	1952	1951
Gross SqFt	221,621	147,558	44,928
Estimated Gross Income	\$2,858,910	\$1,897,595	\$588,320
Gross Income per SqFt	\$12.90	\$12.86	\$13.09
Full Market Value	\$10,400,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$46.90	\$47.00	\$47.90
Distance from Cooperative in miles		3.25	1.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0400	4-03321-0061	4-03156-0133
Address	75-05 210 STREET	83-31 116 STREET	98-05 67 AVENUE
Neighborhood	OAKLAND GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	270	180	181
Year Built	1965	1950	1960
Gross SqFt	243,396	140,196	177,710
Estimated Gross Income	\$3,480,562	\$2,009,768	\$2,565,076
Gross Income per SqFt	\$14.30	\$14.34	\$14.43
Full Market Value	\$12,700,000	\$7,340,000	\$9,360,000
Market Value per SqFt	\$52.00	\$52.00	\$53.00
Distance from Cooperative in miles		4.50	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0500	4-05021-0001	4-03105-0028
Address	213-06 75 AVENUE	142-01 41 AVENUE	61-61 WOODHAVEN BOULEVARD
Neighborhood	OAKLAND GARDENS	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	567	106	101
Year Built	1965	1963	1960
Gross SqFt	644,836	102,023	73,770
Estimated Gross Income	\$9,350,122	\$1,478,626	\$1,065,151
Gross Income per SqFt	\$14.50	\$14.49	\$14.44
Full Market Value	\$34,100,000	\$5,400,000	\$3,890,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		3.80	5.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07754-0003	4-04256-0030	4-04229-0012
Address	217-02 75 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	296	15	12
Year Built	1952	1964	1950
Gross SqFt	235,472	11,196	10,200
Estimated Gross Income	\$3,225,966	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$11,800,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.60	5.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07755-0003	4-04256-0030	4-04229-0012
Address	219-02 74 AVENUE	25-60 COLLEGE POINT BOULE	23-39 125 STREET
Neighborhood	OAKLAND GARDENS	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	126	15	12
Year Built	1952	1964	1950
Gross SqFt	124,662	11,196	10,200
Estimated Gross Income	\$1,707,869	\$153,497	\$140,585
Gross Income per SqFt	\$13.70	\$13.71	\$13.78
Full Market Value	\$6,230,000	\$560,000	\$513,000
Market Value per SqFt	\$50.00	\$50.00	\$50.00
Distance from Cooperative in miles		5.50	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07761-0060	4-03085-0055	4-03105-0028
Address	216-10 77 AVENUE	64-85 BOOTH STREET	61-61 WOODHAVEN BOULEVARD
Neighborhood	OAKLAND GARDENS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	52	101
Year Built	1952	1954	1960
Gross SqFt	43,140	42,450	73,770
Estimated Gross Income	\$608,274	\$597,385	\$1,065,151
Gross Income per SqFt	\$14.10	\$14.07	\$14.44
Full Market Value	\$2,220,000	\$2,180,000	\$3,890,000
Market Value per SqFt	\$51.00	\$51.00	\$53.00
Distance from Cooperative in miles		5.60	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07840-0002	4-03094-0005	4-03335-0030
Address	224-01 SPRINGFIELD BOULEV	63-19 AUSTIN STREET	80-04 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	120	95	48
Year Built	1950	1948	1930
Gross SqFt	100,886	72,000	35,790
Estimated Gross Income	\$1,392,226	\$990,968	\$496,100
Gross Income per SqFt	\$13.80	\$13.76	\$13.86
Full Market Value	\$5,080,000	\$3,620,000	\$1,810,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		6.30	4.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07842-0033	4-03094-0005	4-03335-0030
Address	224-06 SPRINGFIELD BOULEV	63-19 AUSTIN STREET	80-04 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	120	95	48
Year Built	1950	1948	1930
Gross SqFt	102,144	72,000	35,790
Estimated Gross Income	\$1,409,587	\$990,968	\$496,100
Gross Income per SqFt	\$13.80	\$13.76	\$13.86
Full Market Value	\$5,150,000	\$3,620,000	\$1,810,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		6.30	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07844-0002	4-03094-0005	4-03335-0030
Address	78-14 CLOVERDALE BOULEVAR	63-19 AUSTIN STREET	80-04 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	198	95	48
Year Built	1950	1948	1930
Gross SqFt	157,223	72,000	35,790
Estimated Gross Income	\$2,169,677	\$990,968	\$496,100
Gross Income per SqFt	\$13.80	\$13.76	\$13.86
Full Market Value	\$7,920,000	\$3,620,000	\$1,810,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		6.40	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07847-0001	4-03094-0005	4-03335-0030
Address	229-01 GRAND CENTRAL PARK	63-19 AUSTIN STREET	80-04 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	68	95	48
Year Built	1950	1948	1930
Gross SqFt	55,374	72,000	35,790
Estimated Gross Income	\$764,161	\$990,968	\$496,100
Gross Income per SqFt	\$13.80	\$13.76	\$13.86
Full Market Value	\$2,790,000	\$3,620,000	\$1,810,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		6.50	5.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07848-0001	4-03094-0005	4-03335-0030
Address	230-07 GRAND CENTRAL PARK	63-19 AUSTIN STREET	80-04 AUSTIN STREET
Neighborhood	OAKLAND GARDENS	REGO PARK	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	44	95	48
Year Built	1950	1948	1930
Gross SqFt	36,650	72,000	35,790
Estimated Gross Income	\$505,770	\$990,968	\$496,100
Gross Income per SqFt	\$13.80	\$13.76	\$13.86
Full Market Value	\$1,850,000	\$3,620,000	\$1,810,000
Market Value per SqFt	\$50.00	\$50.00	\$51.00
Distance from Cooperative in miles		6.50	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0002	4-04995-0064	4-05101-0061
Address	80-35 SPRINGFIELD BOULEVA	144-45 35 AVENUE	132-25 MAPLE AVENUE
Neighborhood	HOLLIS HILLS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	120	180
Year Built	1956	1957	1957
Gross SqFt	107,076	129,650	161,520
Estimated Gross Income	\$1,295,619	\$1,567,551	\$1,971,248
Gross Income per SqFt	\$12.10	\$12.09	\$12.20
Full Market Value	\$4,470,000	\$5,410,000	\$6,800,000
Market Value per SqFt	\$41.70	\$42.00	\$42.10
Distance from Cooperative in miles		4.60	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0050	4-05101-0061	4-05307-0024
Address	226-26 UNION TURNPIKE	132-25 MAPLE AVENUE	189-14 CROCHERON AVENUE
Neighborhood	HOLLIS HILLS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	180	109
Year Built	1956	1957	1956
Gross SqFt	214,152	161,520	96,881
Estimated Gross Income	\$2,612,654	\$1,971,248	\$1,187,761
Gross Income per SqFt	\$12.20	\$12.20	\$12.26
Full Market Value	\$9,010,000	\$6,800,000	\$4,100,000
Market Value per SqFt	\$42.10	\$42.00	\$42.30
Distance from Cooperative in miles		4.75	3.15

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07914-0002	4-06277-0002	4-06793-0126
Address	221-22 MANOR ROAD	42-11 CORPORAL KENNEDY ST	154-02 71 AVENUE
Neighborhood	QUEENS VILLAGE	BAYSIDE	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	350	219	180
Year Built	1951	1951	1952
Gross SqFt	489,600	208,345	147,558
Estimated Gross Income	\$5,532,480	\$2,362,578	\$1,897,595
Gross Income per SqFt	\$11.30	\$11.34	\$12.86
Full Market Value	\$17,200,000	\$7,340,000	\$6,930,000
Market Value per SqFt	\$35.10	\$35.00	\$47.00
Distance from Cooperative in miles		2.50	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07929-0002	4-03104-0023	4-06793-0126
Address	224-01 HILLSIDE AVENUE	63-70 AUSTIN STREET	154-02 71 AVENUE
Neighborhood	QUEENS VILLAGE	REGO PARK	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	200	84	180
Year Built	1951	1950	1952
Gross SqFt	257,000	75,246	147,558
Estimated Gross Income	\$3,186,800	\$953,740	\$1,897,595
Gross Income per SqFt	\$12.40	\$12.67	\$12.86
Full Market Value	\$11,000,000	\$3,290,000	\$6,930,000
Market Value per SqFt	\$42.80	\$44.00	\$47.00
Distance from Cooperative in miles		6.30	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07943-0200	4-06793-0126	4-03104-0023
Address	227-01 HILLSIDE AVENUE	154-02 71 AVENUE	63-70 AUSTIN STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	REGO PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	168	180	84
Year Built	1951	1952	1950
Gross SqFt	128,000	147,558	75,246
Estimated Gross Income	\$1,651,200	\$1,897,595	\$953,740
Gross Income per SqFt	\$12.90	\$12.86	\$12.67
Full Market Value	\$6,030,000	\$6,930,000	\$3,290,000
Market Value per SqFt	\$47.10	\$47.00	\$43.70
Distance from Cooperative in miles		3.90	6.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07945-0025	4-06793-0126	4-03104-0023
Address	224-10 HILLSIDE AVENUE	154-02 71 AVENUE	63-70 AUSTIN STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	REGO PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	132	180	84
Year Built	1951	1952	1950
Gross SqFt	140,000	147,558	75,246
Estimated Gross Income	\$1,806,000	\$1,897,595	\$953,740
Gross Income per SqFt	\$12.90	\$12.86	\$12.67
Full Market Value	\$6,590,000	\$6,930,000	\$3,290,000
Market Value per SqFt	\$47.10	\$47.00	\$43.70
Distance from Cooperative in miles		3.80	6.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07968-0031	4-05022-0008	4-05145-0001
Address	222-89 BRADDOCK AVENUE	38-15 BOWNE STREET	44-35 GOLDEN STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	62	71
Year Built	1964	1962	1962
Gross SqFt	39,700	48,786	60,338
Estimated Gross Income	\$528,010	\$635,943	\$805,512
Gross Income per SqFt	\$13.30	\$13.04	\$13.35
Full Market Value	\$1,930,000	\$2,320,000	\$2,940,000
Market Value per SqFt	\$48.60	\$48.00	\$48.70
Distance from Cooperative in miles		5.10	4.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08059-0001	4-05236-0001	4-03644-0030
Address	38-30 WEST DRIVE	33-39 MURRAY STREET	65-05 CENTRAL AVENUE
Neighborhood	DOUGLSTON	FLUSHING-NORTH	GLENDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	92
Year Built	1930	1929	1928
Gross SqFt	35,000	24,552	31,200
Estimated Gross Income	\$476,000	\$333,493	\$430,034
Gross Income per SqFt	\$13.60	\$13.58	\$13.78
Full Market Value	\$1,740,000	\$1,220,000	\$1,570,000
Market Value per SqFt	\$49.70	\$50.00	\$50.00
Distance from Cooperative in miles		3.15	8.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08092-0028	4-03342-0022	4-05050-0039
Address	44-20 DOUGLASTON PARKWAY	111-46 76 DRIVE	144-90 41 AVENUE
Neighborhood	DOUGLASTON	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	24	101
Year Built	1963	1966	1972
Gross SqFt	29,388	21,396	85,602
Estimated Gross Income	\$430,534	\$313,715	\$1,247,221
Gross Income per SqFt	\$14.65	\$14.66	\$14.57
Full Market Value	\$1,570,000	\$1,150,000	\$4,550,000
Market Value per SqFt	\$53.00	\$54.00	\$53.00
Distance from Cooperative in miles		5.80	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08100-0002	4-05865-0112	
Address	42-30 DOUGLASTON PARKWAY	16-70 BELL BOULEVARD	
Neighborhood	DOUGLASTON	BAYSIDE	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	92	152	
Year Built	1964	1973	
Gross SqFt	101,535	147,700	
Estimated Gross Income	\$1,624,560	\$2,680,755	
Gross Income per SqFt	\$16.00	\$18.15	
Full Market Value	\$6,430,000	\$10,600,000	
Market Value per SqFt	\$63.00	\$72.00	
Distance from Cooperative in miles		1.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08107-0024	4-03097-0038	4-02474-0022
Address	43-25 DOUGLASTON PARKWAY	64-85 WETHEROLE STREET	51-15 VAN KLEECK STREET
Neighborhood	DOUGLASTON	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	56	88
Year Built	1961	1952	1960
Gross SqFt	61,578	50,400	74,600
Estimated Gross Income	\$818,987	\$671,167	\$986,786
Gross Income per SqFt	\$13.30	\$13.32	\$13.23
Full Market Value	\$2,990,000	\$2,450,000	\$3,600,000
Market Value per SqFt	\$48.60	\$49.00	\$48.30
Distance from Cooperative in miles		6.60	7.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08178-0008	4-03166-0095	4-05101-0022
Address	241-20 NORTHERN BOULEVARD	67-67 BURNS STREET	132-40 SANFORD AVENUE
Neighborhood	DOUGLASTON	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	112	94
Year Built	1964	1961	1962
Gross SqFt	113,332	109,200	83,830
Estimated Gross Income	\$1,450,649	\$1,398,852	\$1,104,711
Gross Income per SqFt	\$12.80	\$12.81	\$13.18
Full Market Value	\$5,000,000	\$4,830,000	\$4,030,000
Market Value per SqFt	\$44.10	\$44.00	\$48.10
Distance from Cooperative in miles		6.40	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08256-0108	4-08092-0005	4-05958-0030
Address	54-40 LITTLE NECK PARKWAY	43-60 DOUGLASTON PARKWAY	23-50 WATERS EDGE DRIVE
Neighborhood	LITTLE NECK	DOUGLASTON	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	148	121
Year Built	1962	1963	1969
Gross SqFt	240,925	114,402	146,525
Estimated Gross Income	\$3,854,800	\$1,825,855	\$2,221,364
Gross Income per SqFt	\$16.00	\$15.96	\$15.16
Full Market Value	\$15,300,000	\$7,230,000	\$8,790,000
Market Value per SqFt	\$64.00	\$63.00	\$60.00
Distance from Cooperative in miles		1.05	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08263-0147	4-03097-0038	4-02474-0022
Address	47-27 LITTLE NECK PARKWAY	64-85 WETHEROLE STREET	51-15 VAN KLEECK STREET
Neighborhood	LITTLE NECK	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	56	88
Year Built	1961	1952	1960
Gross SqFt	47,040	50,400	74,600
Estimated Gross Income	\$625,632	\$671,167	\$986,786
Gross Income per SqFt	\$13.30	\$13.32	\$13.23
Full Market Value	\$2,280,000	\$2,450,000	\$3,600,000
Market Value per SqFt	\$48.50	\$49.00	\$48.30
Distance from Cooperative in miles		7.40	8.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0002	4-07117-0008	4-07117-0006
Address	242-06 HOR HARDING EXPWY	67-00 192 STREET	194-05 67 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	215	411
Year Built	1953	1950	1950
Gross SqFt	149,406	205,744	410,788
Estimated Gross Income	\$2,405,436	\$3,352,929	\$6,595,216
Gross Income per SqFt	\$16.10	\$16.30	\$16.06
Full Market Value	\$9,520,000	\$13,300,000	\$26,100,000
Market Value per SqFt	\$64.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.60	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0010	4-07117-0008	4-07117-0006
Address	244-24 57 DRIVE	67-00 192 STREET	194-05 67 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	215	411
Year Built	1953	1950	1950
Gross SqFt	109,562	205,744	410,788
Estimated Gross Income	\$1,752,992	\$3,352,929	\$6,595,216
Gross Income per SqFt	\$16.00	\$16.30	\$16.06
Full Market Value	\$6,940,000	\$13,300,000	\$26,100,000
Market Value per SqFt	\$63.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.75	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0020	4-07117-0008	4-07117-0006
Address	244-08 HOR HARDING EXPWY	67-00 192 STREET	194-05 67 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	188	215	411
Year Built	1952	1950	1950
Gross SqFt	167,032	205,744	410,788
Estimated Gross Income	\$2,672,512	\$3,352,929	\$6,595,216
Gross Income per SqFt	\$16.00	\$16.30	\$16.06
Full Market Value	\$10,600,000	\$13,300,000	\$26,100,000
Market Value per SqFt	\$63.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.80	2.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0030	4-07117-0008	4-07117-0006
Address	246-11 57 DRIVE	67-00 192 STREET	194-05 67 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	116	215	411
Year Built	1953	1950	1950
Gross SqFt	103,032	205,744	410,788
Estimated Gross Income	\$1,648,512	\$3,352,929	\$6,595,216
Gross Income per SqFt	\$16.00	\$16.30	\$16.06
Full Market Value	\$6,520,000	\$13,300,000	\$26,100,000
Market Value per SqFt	\$63.00	\$65.00	\$64.00
Distance from Cooperative in miles		2.80	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08305-0010	4-03094-0005	4-06258-0016
Address	245-01 62 AVENUE	63-19 AUSTIN STREET	42-18 201 STREET
Neighborhood	DOUGLASTON	REGO PARK	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	100	95	54
Year Built	1953	1948	1950
Gross SqFt	90,518	72,000	44,100
Estimated Gross Income	\$1,249,148	\$990,968	\$596,412
Gross Income per SqFt	\$13.80	\$13.76	\$13.52
Full Market Value	\$4,560,000	\$3,620,000	\$2,180,000
Market Value per SqFt	\$50.00	\$50.00	\$49.40
Distance from Cooperative in miles		7.30	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08306-0004	4-03094-0005	4-06258-0016
Address	245-50 62 AVENUE	63-19 AUSTIN STREET	42-18 201 STREET
Neighborhood	DOUGLASTON	REGO PARK	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	124	95	54
Year Built	1953	1948	1950
Gross SqFt	115,226	72,000	44,100
Estimated Gross Income	\$1,590,118	\$990,968	\$596,412
Gross Income per SqFt	\$13.80	\$13.76	\$13.52
Full Market Value	\$5,800,000	\$3,620,000	\$2,180,000
Market Value per SqFt	\$50.00	\$50.00	\$49.40
Distance from Cooperative in miles		7.20	2.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08337-0001	4-06793-0126	4-06227-0338
Address	57-01 MARATHON PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	180	54
Year Built	1952	1952	1951
Gross SqFt	159,428	147,558	44,928
Estimated Gross Income	\$2,072,564	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$7,560,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		4.90	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08349-0036	4-06793-0126	4-06227-0338
Address	249-57 60 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	180	54
Year Built	1953	1952	1951
Gross SqFt	161,012	147,558	44,928
Estimated Gross Income	\$2,093,156	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$7,640,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.00	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08353-0001	4-06793-0126	4-06227-0338
Address	60-33 251 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	180	54
Year Built	1952	1952	1951
Gross SqFt	152,286	147,558	44,928
Estimated Gross Income	\$1,979,718	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$7,230,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.85	2.30

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08358-0001	4-06793-0126	4-06227-0338
Address	253-01 61 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	288	180	54
Year Built	1952	1952	1951
Gross SqFt	261,992	147,558	44,928
Estimated Gross Income	\$3,405,896	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$12,400,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.30	\$47.00	\$47.90
Distance from Cooperative in miles		5.00	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08359-0006	4-06793-0126	4-06227-0338
Address	60-02 LITTLE NECK PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	180	54
Year Built	1952	1952	1951
Gross SqFt	70,124	147,558	44,928
Estimated Gross Income	\$911,612	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,330,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.20	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08363-0001	4-06793-0126	4-06227-0338
Address	251-02 61 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	216	180	54
Year Built	1952	1952	1951
Gross SqFt	189,016	147,558	44,928
Estimated Gross Income	\$2,457,208	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$8,970,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.00	2.50

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08367-0002	4-06793-0126	4-06227-0338
Address	255-02 61 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	92	180	54
Year Built	1952	1952	1951
Gross SqFt	82,852	147,558	44,928
Estimated Gross Income	\$1,077,076	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,930,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.10	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08373-0002	4-06793-0126	4-06227-0338
Address	249-09 63 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	180	54
Year Built	1952	1952	1951
Gross SqFt	96,244	147,558	44,928
Estimated Gross Income	\$1,251,172	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$4,570,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.85	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08374-0056	4-06793-0126	4-06227-0338
Address	252-56 63 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	84	180	54
Year Built	1952	1952	1951
Gross SqFt	74,580	147,558	44,928
Estimated Gross Income	\$969,540	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,540,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.95	2.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0096	4-06793-0126	4-06227-0338
Address	70-33 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	180	54
Year Built	1949	1952	1951
Gross SqFt	99,360	147,558	44,928
Estimated Gross Income	\$1,291,680	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$4,710,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		4.90	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0350	4-06227-0338	4-04996-0007
Address	251-38 71 ROAD	211-01 42 AVENUE	147-15 35 AVENUE
Neighborhood	GLEN OAKS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	144	54	12
Year Built	1952	1951	1962
Gross SqFt	121,968	44,928	8,400
Estimated Gross Income	\$1,597,780	\$588,320	\$310,296
Gross Income per SqFt	\$13.10	\$13.09	\$36.90
Full Market Value	\$5,830,000	\$2,150,000	\$1,560,000
Market Value per SqFt	\$47.80	\$48.00	\$186.00
Distance from Cooperative in miles		2.80	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0675	4-06793-0126	4-06227-0338
Address	251-38 71 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	256	180	54
Year Built	1952	1952	1951
Gross SqFt	217,014	147,558	44,928
Estimated Gross Income	\$2,821,182	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$10,300,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.90	2.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08440-0001	4-06793-0126	4-06227-0338
Address	73-43 LITTLE NECK PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	180	54
Year Built	1948	1952	1951
Gross SqFt	112,736	147,558	44,928
Estimated Gross Income	\$1,465,568	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$5,350,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.10	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08441-0001	4-05295-0047	4-06691-0011
Address	73-43 255 STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	188	16	42
Year Built	1948	1928	1950
Gross SqFt	145,244	12,580	30,981
Estimated Gross Income	\$1,888,172	\$160,143	\$354,112
Gross Income per SqFt	\$13.00	\$12.73	\$11.43
Full Market Value	\$6,890,000	\$553,000	\$1,220,000
Market Value per SqFt	\$47.40	\$44.00	\$39.40
Distance from Cooperative in miles		4.30	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08442-0001	4-06793-0126	4-06227-0338
Address	70-43 LITTLE NECK PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	228	180	54
Year Built	1948	1952	1951
Gross SqFt	178,384	147,558	44,928
Estimated Gross Income	\$2,318,992	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$8,460,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.10	2.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08443-0001	4-06793-0126	4-06227-0338
Address	260-01 LANGSTON AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	104	180	54
Year Built	1949	1952	1951
Gross SqFt	72,464	147,558	44,928
Estimated Gross Income	\$942,032	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,440,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.10	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08446-0001	4-06793-0126	4-06227-0338
Address	73-43 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	192	180	54
Year Built	1948	1952	1951
Gross SqFt	145,656	147,558	44,928
Estimated Gross Income	\$1,893,528	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$6,910,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.30	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08447-0001	4-06793-0126	4-06227-0338
Address	71-33 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	248	180	54
Year Built	1948	1952	1951
Gross SqFt	174,680	147,558	44,928
Estimated Gross Income	\$2,270,840	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$8,290,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.30	3.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08448-0001	4-06793-0126	4-06227-0338
Address	70-07 261 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	180	54
Year Built	1948	1952	1951
Gross SqFt	84,160	147,558	44,928
Estimated Gross Income	\$1,094,080	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,990,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.30	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08449-0001	4-06793-0126	4-06227-0338
Address	264-15 LANGSTON AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	88	180	54
Year Built	1949	1952	1951
Gross SqFt	61,480	147,558	44,928
Estimated Gross Income	\$799,240	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$2,920,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.50	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08450-0001	4-05295-0047	4-06691-0011
Address	264-02 LANGSTON AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	180	16	42
Year Built	1948	1928	1950
Gross SqFt	126,240	12,580	30,981
Estimated Gross Income	\$1,641,120	\$160,143	\$354,112
Gross Income per SqFt	\$13.00	\$12.73	\$11.43
Full Market Value	\$5,990,000	\$553,000	\$1,220,000
Market Value per SqFt	\$47.40	\$44.00	\$39.40
Distance from Cooperative in miles		4.45	5.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08489-0001	4-03104-0108	4-03155-0019
Address	269 GRAND CENTRAL PARKWAY	65-90 AUSTIN STREET	66-02 AUSTIN STREET
Neighborhood	GLEN OAKS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,866	66	66
Year Built	1972	1998	1998
Gross SqFt	3,750,565	57,600	57,600
Estimated Gross Income	\$83,262,543	\$1,313,873	\$1,281,157
Gross Income per SqFt	\$22.20	\$22.81	\$22.24
Full Market Value	\$362,000,000	\$5,700,000	\$5,560,000
Market Value per SqFt	\$97.00	\$99.00	\$97.00
Distance from Cooperative in miles		8.00	7.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08490-0002	4-06793-0126	4-06227-0338
Address	245-24 76 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	180	54
Year Built	1948	1952	1951
Gross SqFt	123,120	147,558	44,928
Estimated Gross Income	\$1,600,560	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$5,840,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		4.80	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08492-0002	4-06793-0126	4-06227-0338
Address	76-03 COMMONWEALTH BOULEV	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	180	54
Year Built	1947	1952	1951
Gross SqFt	120,336	147,558	44,928
Estimated Gross Income	\$1,564,368	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$5,710,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.75	2.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08496-0002	4-06793-0126	4-06227-0338
Address	76-04 249 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	112	180	54
Year Built	1948	1952	1951
Gross SqFt	82,320	147,558	44,928
Estimated Gross Income	\$1,070,160	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,910,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		4.85	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08510-0031	4-06793-0126	4-06227-0338
Address	75-20 255 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	180	54
Year Built	1948	1952	1951
Gross SqFt	73,112	147,558	44,928
Estimated Gross Income	\$950,456	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$3,470,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.20	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08511-0002	4-06793-0126	4-06227-0338
Address	254-02 74 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	180	54
Year Built	1948	1952	1951
Gross SqFt	112,112	147,558	44,928
Estimated Gross Income	\$1,457,456	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$5,320,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.20	3.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08513-0020	4-06793-0126	4-06227-0338
Address	75-05 255 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	40	180	54
Year Built	1962	1952	1951
Gross SqFt	30,828	147,558	44,928
Estimated Gross Income	\$400,764	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$1,460,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.30	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08515-0002	4-06793-0126	4-06227-0338
Address	74-02 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	176	180	54
Year Built	1948	1952	1951
Gross SqFt	137,476	147,558	44,928
Estimated Gross Income	\$1,787,188	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$6,520,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.30	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08517-0002	4-06793-0126	4-06227-0338
Address	74-02 263 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	180	54
Year Built	1948	1952	1951
Gross SqFt	139,272	147,558	44,928
Estimated Gross Income	\$1,810,536	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$6,610,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.40	3.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08535-0002	4-06793-0126	4-06227-0338
Address	75-44 263 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	200	180	54
Year Built	1948	1952	1951
Gross SqFt	154,232	147,558	44,928
Estimated Gross Income	\$2,005,016	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$7,320,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.50	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08743-0102	4-06793-0126	4-06227-0338
Address	81-82 LANGDALE STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	180	54
Year Built	1950	1952	1951
Gross SqFt	118,980	147,558	44,928
Estimated Gross Income	\$1,546,740	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$5,650,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.50	\$47.00	\$47.90
Distance from Cooperative in miles		5.90	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08745-0001	4-06793-0126	4-06227-0338
Address	81-69 LANGDALE STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	40	180	54
Year Built	1950	1952	1951
Gross SqFt	33,160	147,558	44,928
Estimated Gross Income	\$431,080	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$1,570,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.30	\$47.00	\$47.90
Distance from Cooperative in miles		6.00	4.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08762-0001	4-06793-0126	4-06227-0338
Address	268-18 82 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	180	54
Year Built	1950	1952	1951
Gross SqFt	94,685	147,558	44,928
Estimated Gross Income	\$1,230,905	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$4,490,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		5.90	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08764-0001	4-06793-0126	4-06227-0338
Address	81-16 LANGDALE STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	48	180	54
Year Built	1950	1952	1951
Gross SqFt	39,245	147,558	44,928
Estimated Gross Income	\$510,185	\$1,897,595	\$588,320
Gross Income per SqFt	\$13.00	\$12.86	\$13.09
Full Market Value	\$1,860,000	\$6,930,000	\$2,150,000
Market Value per SqFt	\$47.40	\$47.00	\$47.90
Distance from Cooperative in miles		6.00	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08929-0106	4-09677-0167	4-10461-0057
Address	91-48 88 ROAD	147-28 148 STREET	88-73 193 STREET
Neighborhood	WOODHAVEN	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	54	62
Year Built	1938	1928	1939
Gross SqFt	64,512	61,000	53,200
Estimated Gross Income	\$710,000	\$712,036	\$577,593
Gross Income per SqFt	\$11.01	\$11.67	\$10.86
Full Market Value	\$2,210,000	\$2,460,000	\$1,790,000
Market Value per SqFt	\$34.30	\$40.00	\$33.60
Distance from Cooperative in miles		2.50	4.75

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09186-0049	4-09677-0167	4-09302-0028
Address	86-03 102 STREET	147-28 148 STREET	87-60 113 STREET
Neighborhood	RICHMOND HILL	JAMAICA	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	54	58
Year Built	1927	1928	1933
Gross SqFt	69,000	61,000	53,166
Estimated Gross Income	\$760,000	\$712,036	\$606,881
Gross Income per SqFt	\$11.01	\$11.67	\$11.41
Full Market Value	\$2,360,000	\$2,460,000	\$2,090,000
Market Value per SqFt	\$34.20	\$40.00	\$39.30
Distance from Cooperative in miles		2.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09204-0009	4-09677-0167	4-10461-0057
Address	86-10 109 STREET	147-28 148 STREET	88-73 193 STREET
Neighborhood	RICHMOND HILL	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	62
Year Built	1928	1928	1939
Gross SqFt	56,400	61,000	53,200
Estimated Gross Income	\$621,000	\$712,036	\$577,593
Gross Income per SqFt	\$11.01	\$11.67	\$10.86
Full Market Value	\$1,930,000	\$2,460,000	\$1,790,000
Market Value per SqFt	\$34.20	\$40.00	\$33.60
Distance from Cooperative in miles		1.75	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09209-0049	4-09677-0167	4-10461-0057
Address	83-84 116 STREET	147-28 148 STREET	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	54	62
Year Built	1930	1928	1939
Gross SqFt	66,600	61,000	53,200
Estimated Gross Income	\$733,000	\$712,036	\$577,593
Gross Income per SqFt	\$11.01	\$11.67	\$10.86
Full Market Value	\$2,280,000	\$2,460,000	\$1,790,000
Market Value per SqFt	\$34.20	\$40.00	\$33.60
Distance from Cooperative in miles		1.50	3.70

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09209-0055	4-09677-0167	4-10461-0057
Address	115-25 84 AVENUE	147-28 148 STREET	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	54	62
Year Built	1928	1928	1939
Gross SqFt	55,600	61,000	53,200
Estimated Gross Income	\$612,000	\$712,036	\$577,593
Gross Income per SqFt	\$11.01	\$11.67	\$10.86
Full Market Value	\$1,900,000	\$2,460,000	\$1,790,000
Market Value per SqFt	\$34.20	\$40.00	\$33.60
Distance from Cooperative in miles		1.50	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09231-0063	4-09677-0167	
Address	83-55 LEFFERTS BOULEVARD	147-28 148 STREET	
Neighborhood	KEW GARDENS	JAMAICA	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	35	54	
Year Built	1922	1928	
Gross SqFt	32,000	61,000	
Estimated Gross Income	\$355,500	\$712,036	
Gross Income per SqFt	\$11.11	\$11.67	
Full Market Value	\$1,100,000	\$2,460,000	
Market Value per SqFt	\$34.40	\$40.00	
Distance from Cooperative in miles		1.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09234-0044	4-09686-0015	4-09265-0006
Address	84-25 118 STREET	144-06 88 AVENUE	85-10 120 STREET
Neighborhood	KEW GARDENS	JAMAICA	KEW GARDENS
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	45	31	71
Year Built	1961	1931	1961
Gross SqFt	40,454	22,110	61,092
Estimated Gross Income	\$567,000	\$278,335	\$920,837
Gross Income per SqFt	\$14.02	\$12.59	\$15.07
Full Market Value	\$2,070,000	\$960,000	\$3,640,000
Market Value per SqFt	\$51.00	\$43.00	\$60.00
Distance from Cooperative in miles		1.15	0.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09246-0305	4-09677-0167	4-09302-0028
Address	124-16 84 ROAD	147-28 148 STREET	87-60 113 STREET
Neighborhood	KEW GARDENS	JAMAICA	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	54	58
Year Built	1938	1928	1933
Gross SqFt	82,767	61,000	53,166
Estimated Gross Income	\$915,000	\$712,036	\$606,881
Gross Income per SqFt	\$11.06	\$11.67	\$11.41
Full Market Value	\$2,840,000	\$2,460,000	\$2,090,000
Market Value per SqFt	\$34.30	\$40.00	\$39.30
Distance from Cooperative in miles		1.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09249-0040	4-09692-0072	4-09712-0161
Address	84-70 129 STREET	147-25 148 STREET	142-02 84 DRIVE
Neighborhood	KEW GARDENS	JAMAICA	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	85	90
Year Built	1969	1962	1966
Gross SqFt	107,250	65,916	66,924
Estimated Gross Income	\$1,525,000	\$855,638	\$1,022,431
Gross Income per SqFt	\$14.22	\$12.98	\$15.28
Full Market Value	\$5,570,000	\$3,120,000	\$4,050,000
Market Value per SqFt	\$52.00	\$47.00	\$61.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09265-0001	4-09231-0091	4-09677-0167
Address	85-11 LEFFERTS BOULEVARD	83-15 LEFFERTS BOULEVARD	147-28 148 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	90	54
Year Built	1928	1937	1928
Gross SqFt	43,284	107,700	61,000
Estimated Gross Income	\$478,000	\$1,264,210	\$712,036
Gross Income per SqFt	\$11.04	\$11.74	\$11.67
Full Market Value	\$1,490,000	\$4,360,000	\$2,460,000
Market Value per SqFt	\$34.40	\$41.00	\$40.30
Distance from Cooperative in miles		0.20	1.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09266-0001	4-09260-0011	4-09663-0020
Address	120-10 85 AVENUE	85-18 118 STREET	81-10 135 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	138
Year Built	1951	1959	1949
Gross SqFt	49,406	37,772	102,500
Estimated Gross Income	\$692,000	\$538,089	\$2,956,950
Gross Income per SqFt	\$14.01	\$14.25	\$28.80
Full Market Value	\$2,530,000	\$1,960,000	\$14,200,000
Market Value per SqFt	\$51.00	\$52.00	\$139.00
Distance from Cooperative in miles		0.15	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09426-0054	4-09666-0040	4-09711-0075
Address	101-33 108 STREET	135-30 82 DRIVE	139-79 85 DRIVE
Neighborhood	RICHMOND HILL	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	84	120
Year Built	1931	1952	1940
Gross SqFt	24,720	69,384	114,780
Estimated Gross Income	\$292,000	\$1,028,998	\$1,434,058
Gross Income per SqFt	\$11.81	\$14.83	\$12.49
Full Market Value	\$1,010,000	\$3,760,000	\$4,950,000
Market Value per SqFt	\$40.90	\$54.00	\$43.10
Distance from Cooperative in miles		2.00	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09629-0001	4-09711-0056	4-09660-0030
Address	131-11 KEW GARDENS ROAD	141-50 85 ROAD	82-46 135 STREET
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	132	126
Year Built	1960	1951	1951
Gross SqFt	77,520	103,629	103,842
Estimated Gross Income	\$1,140,000	\$1,525,246	\$1,571,761
Gross Income per SqFt	\$14.71	\$14.72	\$15.14
Full Market Value	\$4,160,000	\$5,570,000	\$6,220,000
Market Value per SqFt	\$54.00	\$54.00	\$60.00
Distance from Cooperative in miles		0.45	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09631-0232	4-09660-0030	4-09711-0056
Address	123-40 83 AVENUE	82-46 135 STREET	141-50 85 ROAD
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	126	132
Year Built	1960	1951	1951
Gross SqFt	115,000	103,842	103,629
Estimated Gross Income	\$1,650,000	\$1,571,761	\$1,525,246
Gross Income per SqFt	\$14.35	\$15.14	\$14.72
Full Market Value	\$6,020,000	\$6,220,000	\$5,570,000
Market Value per SqFt	\$52.00	\$60.00	\$54.00
Distance from Cooperative in miles		0.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09648-0024	4-09666-0040	4-09644-0001
Address	84-31 VAN WYCK EXPRESSWAY	135-30 82 DRIVE	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	73	84	201
Year Built	1954	1952	1960
Gross SqFt	80,052	69,384	167,400
Estimated Gross Income	\$1,195,000	\$1,028,998	\$2,560,852
Gross Income per SqFt	\$14.93	\$14.83	\$15.30
Full Market Value	\$4,360,000	\$3,760,000	\$10,100,000
Market Value per SqFt	\$54.00	\$54.00	\$60.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09660-0015	4-09660-0002	
Address	82-35 134 STREET	82-05 134 STREET	
Neighborhood	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	72	
Year Built	1951	1952	
Gross SqFt	62,256	53,600	
Estimated Gross Income	\$934,000	\$859,580	
Gross Income per SqFt	\$15.00	\$16.04	
Full Market Value	\$3,410,000	\$3,400,000	
Market Value per SqFt	\$55.00	\$63.00	
Distance from Cooperative in miles		0.05	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09665-0001	4-09660-0030	4-09644-0001
Address	83-20 141 STREET	82-46 135 STREET	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	256	126	201
Year Built	1955	1951	1960
Gross SqFt	253,180	103,842	167,400
Estimated Gross Income	\$3,734,405	\$1,571,761	\$2,560,852
Gross Income per SqFt	\$14.75	\$15.14	\$15.30
Full Market Value	\$13,600,000	\$6,220,000	\$10,100,000
Market Value per SqFt	\$54.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09666-0001	4-09644-0001	4-09660-0030
Address	139-15 82 DRIVE	86-25 VAN WYCK EXPRESSWAY	82-46 135 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	282	201	126
Year Built	1958	1960	1951
Gross SqFt	315,136	167,400	103,842
Estimated Gross Income	\$4,569,472	\$2,560,852	\$1,571,761
Gross Income per SqFt	\$14.50	\$15.30	\$15.14
Full Market Value	\$16,700,000	\$10,100,000	\$6,220,000
Market Value per SqFt	\$53.00	\$60.00	\$60.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0020	4-09523-0051	4-09806-0024
Address	139-12 84 DRIVE	104-35 102 STREET	90-23 171 STREET
Neighborhood	BRIARWOOD	RICHMOND HILL	JAMAICA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	16
Year Built	1935	1930	1931
Gross SqFt	17,673	25,980	11,720
Estimated Gross Income	\$225,000	\$333,020	\$180,318
Gross Income per SqFt	\$12.73	\$12.82	\$15.39
Full Market Value	\$776,000	\$1,150,000	\$714,000
Market Value per SqFt	\$43.90	\$44.00	\$61.00
Distance from Cooperative in miles		2.30	1.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0032	4-09954-0066	4-09711-0056
Address	139-21 85 DRIVE	185-01 HILLSIDE AVENUE	141-50 85 ROAD
Neighborhood	BRIARWOOD	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	125	132
Year Built	1959	1961	1951
Gross SqFt	122,640	95,040	103,629
Estimated Gross Income	\$1,750,000	\$1,437,572	\$1,525,246
Gross Income per SqFt	\$14.27	\$15.13	\$14.72
Full Market Value	\$6,390,000	\$5,250,000	\$5,570,000
Market Value per SqFt	\$52.00	\$55.00	\$54.00
Distance from Cooperative in miles		2.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0125	4-09667-0015	
Address	139-05 85 DRIVE	135-26 HOOVER AVENUE	
Neighborhood	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	48	84	
Year Built	1951	1952	
Gross SqFt	36,942	64,248	
Estimated Gross Income	\$450,000	\$982,934	
Gross Income per SqFt	\$12.18	\$15.30	
Full Market Value	\$1,550,000	\$3,890,000	
Market Value per SqFt	\$42.00	\$61.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09712-0169	4-09712-0151	4-09768-0012
Address	142-20 84 DRIVE	141-40 84 DRIVE	88-35 162 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	72	69
Year Built	1959	1952	1958
Gross SqFt	67,000	55,722	44,695
Estimated Gross Income	\$871,000	\$832,557	\$576,044
Gross Income per SqFt	\$13.00	\$14.94	\$12.89
Full Market Value	\$3,180,000	\$3,040,000	\$2,100,000
Market Value per SqFt	\$47.50	\$55.00	\$47.00
Distance from Cooperative in miles		0.00	0.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0102	4-09793-0033	4-09768-0012
Address	140-18 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	96	69
Year Built	1952	1961	1958
Gross SqFt	57,672	79,572	44,695
Estimated Gross Income	\$685,000	\$972,578	\$576,044
Gross Income per SqFt	\$11.88	\$12.22	\$12.89
Full Market Value	\$2,360,000	\$3,360,000	\$2,100,000
Market Value per SqFt	\$40.90	\$42.00	\$47.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0113	4-09793-0033	4-09768-0012
Address	140-50 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	96	69
Year Built	1959	1961	1958
Gross SqFt	61,050	79,572	44,695
Estimated Gross Income	\$725,000	\$972,578	\$576,044
Gross Income per SqFt	\$11.88	\$12.22	\$12.89
Full Market Value	\$2,500,000	\$3,360,000	\$2,100,000
Market Value per SqFt	\$41.00	\$42.00	\$47.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0163	4-09793-0033	4-09768-0012
Address	140-17 84 DRIVE	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	96	69
Year Built	1961	1961	1958
Gross SqFt	38,790	79,572	44,695
Estimated Gross Income	\$460,000	\$972,578	\$576,044
Gross Income per SqFt	\$11.86	\$12.22	\$12.89
Full Market Value	\$1,590,000	\$3,360,000	\$2,100,000
Market Value per SqFt	\$41.00	\$42.00	\$47.00
Distance from Cooperative in miles		1.05	0.90

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0018	4-09663-0002	4-09660-0002
Address	141-05 PERSHING CRESCENT	80-08 135 STREET	82-05 134 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	138	72
Year Built	1959	1949	1952
Gross SqFt	97,094	102,500	53,600
Estimated Gross Income	\$1,500,000	\$2,956,950	\$859,580
Gross Income per SqFt	\$15.45	\$28.80	\$16.04
Full Market Value	\$5,940,000	\$14,200,000	\$3,400,000
Market Value per SqFt	\$61.00	\$139.00	\$63.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0075	4-09712-0151	4-09710-0094
Address	84-23 MANTON STREET	141-40 84 DRIVE	139-21 86 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	72	60
Year Built	1956	1952	1959
Gross SqFt	44,824	55,722	38,394
Estimated Gross Income	\$627,000	\$832,557	\$617,948
Gross Income per SqFt	\$13.99	\$14.94	\$16.09
Full Market Value	\$2,290,000	\$3,040,000	\$2,450,000
Market Value per SqFt	\$51.00	\$55.00	\$64.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0138	4-09710-0094	4-09712-0151
Address	141-30 84 ROAD	139-21 86 AVENUE	141-40 84 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	72
Year Built	1957	1959	1952
Gross SqFt	46,942	38,394	55,722
Estimated Gross Income	\$560,000	\$617,948	\$832,557
Gross Income per SqFt	\$11.93	\$16.09	\$14.94
Full Market Value	\$1,930,000	\$2,450,000	\$3,040,000
Market Value per SqFt	\$41.10	\$64.00	\$55.00
Distance from Cooperative in miles		0.25	0.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0152	4-09712-0151	4-09710-0094
Address	141-60 84 ROAD	141-40 84 DRIVE	139-21 86 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	72	60
Year Built	1955	1952	1959
Gross SqFt	68,796	55,722	38,394
Estimated Gross Income	\$963,000	\$832,557	\$617,948
Gross Income per SqFt	\$14.00	\$14.94	\$16.09
Full Market Value	\$3,520,000	\$3,040,000	\$2,450,000
Market Value per SqFt	\$51.00	\$55.00	\$64.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0102	4-09265-0006	4-09914-0027
Address	139-06 PERSHING CRESCENT	85-10 120 STREET	88-23 179 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	HOLLIS
Building Classification	C6-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	30	71	14
Year Built	1940	1961	1939
Gross SqFt	24,750	61,092	11,930
Estimated Gross Income	\$310,000	\$920,837	\$162,207
Gross Income per SqFt	\$12.53	\$15.07	\$13.60
Full Market Value	\$1,070,000	\$3,640,000	\$592,000
Market Value per SqFt	\$43.20	\$60.00	\$49.60
Distance from Cooperative in miles		0.95	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0220	4-09793-0033	4-09768-0012
Address	140-55 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	96	69
Year Built	1953	1961	1958
Gross SqFt	63,360	79,572	44,695
Estimated Gross Income	\$760,000	\$972,578	\$576,044
Gross Income per SqFt	\$11.99	\$12.22	\$12.89
Full Market Value	\$2,620,000	\$3,360,000	\$2,100,000
Market Value per SqFt	\$41.40	\$42.00	\$47.00
Distance from Cooperative in miles		1.10	1.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0228	4-09711-0056	4-09712-0102
Address	140-21 84 DRIVE	141-50 85 ROAD	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	132	252
Year Built	1953	1951	1951
Gross SqFt	146,508	103,629	179,072
Estimated Gross Income	\$1,825,000	\$1,525,246	\$2,987,442
Gross Income per SqFt	\$12.46	\$14.72	\$16.68
Full Market Value	\$6,300,000	\$5,570,000	\$11,800,000
Market Value per SqFt	\$43.00	\$54.00	\$66.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09716-0102	4-09793-0033	4-09768-0012
Address	84-35 LANDER STREET	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	96	69
Year Built	1951	1961	1958
Gross SqFt	46,302	79,572	44,695
Estimated Gross Income	\$552,000	\$972,578	\$576,044
Gross Income per SqFt	\$11.92	\$12.22	\$12.89
Full Market Value	\$1,900,000	\$3,360,000	\$2,100,000
Market Value per SqFt	\$41.00	\$42.00	\$47.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09718-0002	4-09711-0056	4-09712-0102
Address	84-01 MAIN STREET	141-50 85 ROAD	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	132	252
Year Built	1956	1951	1951
Gross SqFt	174,240	103,629	179,072
Estimated Gross Income	\$2,439,360	\$1,525,246	\$2,987,442
Gross Income per SqFt	\$14.00	\$14.72	\$16.68
Full Market Value	\$8,900,000	\$5,570,000	\$11,800,000
Market Value per SqFt	\$51.00	\$54.00	\$66.00
Distance from Cooperative in miles		0.30	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-0108	4-09710-0037	4-09712-0102
Address	143-25 84 DRIVE	139-60 85 DRIVE	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	201	130	252
Year Built	1952	1951	1951
Gross SqFt	174,888	114,000	179,072
Estimated Gross Income	\$2,360,000	\$1,508,195	\$2,987,442
Gross Income per SqFt	\$13.49	\$13.23	\$16.68
Full Market Value	\$8,610,000	\$5,500,000	\$11,800,000
Market Value per SqFt	\$49.20	\$48.00	\$66.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09738-0114	4-09712-0102	4-09711-0056
Address	143-50 HOOVER AVENUE	141-35 85 ROAD	141-50 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	252	132
Year Built	1948	1951	1951
Gross SqFt	135,102	179,072	103,629
Estimated Gross Income	\$1,756,326	\$2,987,442	\$1,525,246
Gross Income per SqFt	\$13.00	\$16.68	\$14.72
Full Market Value	\$6,410,000	\$11,800,000	\$5,570,000
Market Value per SqFt	\$47.40	\$66.00	\$54.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09740-0142	4-09712-0151	4-09621-0001
Address	147-10 84 DRIVE	141-40 84 DRIVE	87-10 135 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	72	62
Year Built	1952	1952	1954
Gross SqFt	65,118	55,722	50,400
Estimated Gross Income	\$813,900	\$832,557	\$740,001
Gross Income per SqFt	\$12.50	\$14.94	\$14.68
Full Market Value	\$2,810,000	\$3,040,000	\$2,700,000
Market Value per SqFt	\$43.20	\$55.00	\$54.00
Distance from Cooperative in miles		0.25	0.75

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09755-0050	4-09710-0037	4-09715-0146
Address	155-01 90 AVENUE	139-60 85 DRIVE	141-30 PERSHING CRESCENT
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	130	108
Year Built	1941	1951	1949
Gross SqFt	119,900	114,000	109,500
Estimated Gross Income	\$1,450,000	\$1,508,195	\$1,350,338
Gross Income per SqFt	\$12.09	\$13.23	\$12.33
Full Market Value	\$5,000,000	\$5,500,000	\$4,660,000
Market Value per SqFt	\$41.70	\$48.00	\$42.60
Distance from Cooperative in miles		0.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0006	4-09712-0102	4-09950-0009
Address	89-15 PARSONS BOULEVARD	141-35 85 ROAD	182-30 WEXFORD TERRACE
Neighborhood	JAMAICA	BRIARWOOD	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	191	252	218
Year Built	1961	1951	1964
Gross SqFt	196,700	179,072	184,896
Estimated Gross Income	\$2,439,000	\$2,987,442	\$2,937,230
Gross Income per SqFt	\$12.40	\$16.68	\$15.89
Full Market Value	\$8,410,000	\$11,800,000	\$11,600,000
Market Value per SqFt	\$42.80	\$66.00	\$63.00
Distance from Cooperative in miles		0.80	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0021	4-09950-0009	4-10681-0056
Address	160-10 89 AVENUE	182-30 WEXFORD TERRACE	212-29 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA ESTATES	QUEENS VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	218	180
Year Built	1961	1964	1963
Gross SqFt	165,200	184,896	144,995
Estimated Gross Income	\$2,115,000	\$2,937,230	\$2,162,490
Gross Income per SqFt	\$12.80	\$15.89	\$14.91
Full Market Value	\$7,300,000	\$11,600,000	\$7,890,000
Market Value per SqFt	\$44.20	\$63.00	\$54.00
Distance from Cooperative in miles		1.25	2.85

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09803-0024	4-09834-0056	4-09793-0033
Address	89-12 170 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	167	110	96
Year Built	1963	1963	1961
Gross SqFt	140,040	100,947	79,572
Estimated Gross Income	\$1,700,000	\$1,215,216	\$972,578
Gross Income per SqFt	\$12.14	\$12.04	\$12.22
Full Market Value	\$5,870,000	\$4,190,000	\$3,360,000
Market Value per SqFt	\$41.90	\$42.00	\$42.20
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09807-0073	4-09834-0056	4-09793-0033
Address	89-23 171 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	110	96
Year Built	1962	1963	1961
Gross SqFt	154,252	100,947	79,572
Estimated Gross Income	\$1,830,000	\$1,215,216	\$972,578
Gross Income per SqFt	\$11.86	\$12.04	\$12.22
Full Market Value	\$6,310,000	\$4,190,000	\$3,360,000
Market Value per SqFt	\$40.90	\$42.00	\$42.20
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09824-0043	4-09834-0056	4-09793-0033
Address	170-06 88 AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	110	96
Year Built	1962	1963	1961
Gross SqFt	59,160	100,947	79,572
Estimated Gross Income	\$700,000	\$1,215,216	\$972,578
Gross Income per SqFt	\$11.83	\$12.04	\$12.22
Full Market Value	\$2,420,000	\$4,190,000	\$3,360,000
Market Value per SqFt	\$40.90	\$42.00	\$42.20
Distance from Cooperative in miles		0.25	0.45

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09829-0048	4-09660-0135	4-09666-0052
Address	87-70 173 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	72	96
Year Built	1962	1952	1952
Gross SqFt	66,580	53,600	73,524
Estimated Gross Income	\$845,000	\$859,581	\$1,055,993
Gross Income per SqFt	\$12.69	\$16.04	\$14.36
Full Market Value	\$2,920,000	\$3,400,000	\$3,850,000
Market Value per SqFt	\$43.90	\$63.00	\$52.00
Distance from Cooperative in miles		1.80	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09830-0035	4-09660-0135	4-09666-0052
Address	87-20 175 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	72	96
Year Built	1961	1952	1952
Gross SqFt	67,343	53,600	73,524
Estimated Gross Income	\$850,000	\$859,581	\$1,055,993
Gross Income per SqFt	\$12.62	\$16.04	\$14.36
Full Market Value	\$2,930,000	\$3,400,000	\$3,850,000
Market Value per SqFt	\$43.50	\$63.00	\$52.00
Distance from Cooperative in miles		1.85	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09834-0041	4-09660-0135	4-09666-0052
Address	175-45 88 AVENUE	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	72	96
Year Built	1963	1952	1952
Gross SqFt	108,024	53,600	73,524
Estimated Gross Income	\$1,400,000	\$859,581	\$1,055,993
Gross Income per SqFt	\$12.96	\$16.04	\$14.36
Full Market Value	\$5,110,000	\$3,400,000	\$3,850,000
Market Value per SqFt	\$47.30	\$63.00	\$52.00
Distance from Cooperative in miles		1.95	1.80

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09835-0003	4-09644-0001	4-09950-0009
Address	175-01 HILLSIDE AVENUE	86-25 VAN WYCK EXPRESSWAY	182-30 WEXFORD TERRACE
Neighborhood	JAMAICA	BRIARWOOD	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	345	201	218
Year Built	1969	1960	1964
Gross SqFt	341,305	167,400	184,896
Estimated Gross Income	\$4,250,000	\$2,560,852	\$2,937,230
Gross Income per SqFt	\$12.45	\$15.30	\$15.89
Full Market Value	\$14,700,000	\$10,100,000	\$11,600,000
Market Value per SqFt	\$43.10	\$60.00	\$63.00
Distance from Cooperative in miles		1.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09836-0022	4-09950-0009	4-09954-0066
Address	164-20 HIGHLAND AVENUE	182-30 WEXFORD TERRACE	185-01 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	165	218	125
Year Built	1958	1964	1961
Gross SqFt	115,312	184,896	95,040
Estimated Gross Income	\$1,440,000	\$2,937,230	\$1,437,572
Gross Income per SqFt	\$12.49	\$15.89	\$15.13
Full Market Value	\$4,970,000	\$11,600,000	\$5,250,000
Market Value per SqFt	\$43.10	\$63.00	\$55.00
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0044	4-09660-0135	4-09666-0052
Address	87-15 165 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	72	96
Year Built	1958	1952	1952
Gross SqFt	54,991	53,600	73,524
Estimated Gross Income	\$701,000	\$859,581	\$1,055,993
Gross Income per SqFt	\$12.75	\$16.04	\$14.36
Full Market Value	\$2,420,000	\$3,400,000	\$3,850,000
Market Value per SqFt	\$44.00	\$63.00	\$52.00
Distance from Cooperative in miles		1.35	1.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0080	4-09884-0001	4-09666-0052
Address	165-20 HIGHLAND AVENUE	175-39 HIGHLAND AVENUE	135-09 82 DRIVE
Neighborhood	JAMAICA	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	52	96
Year Built	1940	1940	1952
Gross SqFt	54,084	48,252	73,524
Estimated Gross Income	\$689,000	\$635,113	\$1,055,993
Gross Income per SqFt	\$12.74	\$13.16	\$14.36
Full Market Value	\$2,380,000	\$2,320,000	\$3,850,000
Market Value per SqFt	\$44.00	\$48.00	\$52.00
Distance from Cooperative in miles		0.55	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09838-0089	4-09660-0135	4-09666-0052
Address	87-05 166 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	72	96
Year Built	1963	1952	1952
Gross SqFt	35,970	53,600	73,524
Estimated Gross Income	\$503,000	\$859,581	\$1,055,993
Gross Income per SqFt	\$13.98	\$16.04	\$14.36
Full Market Value	\$1,840,000	\$3,400,000	\$3,850,000
Market Value per SqFt	\$51.00	\$63.00	\$52.00
Distance from Cooperative in miles		1.40	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09842-0076	4-09293-0036	4-09317-0061
Address	87-14 HOMELAWN STREET	89-15 102 STREET	91-02 111 STREET
Neighborhood	JAMAICA	RICHMOND HILL	RICHMOND HILL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	43	22
Year Built	1927	1929	1932
Gross SqFt	22,260	33,120	18,000
Estimated Gross Income	\$264,000	\$477,905	\$221,722
Gross Income per SqFt	\$11.86	\$14.43	\$12.32
Full Market Value	\$911,000	\$1,740,000	\$765,000
Market Value per SqFt	\$40.90	\$53.00	\$42.50
Distance from Cooperative in miles		2.95	2.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09843-0019	4-09803-0015	4-09711-0075
Address	170-40 HIGHLAND AVENUE	89-07 169 STREET	139-79 85 DRIVE
Neighborhood	JAMAICA	JAMAICA	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	71	120
Year Built	1940	1941	1940
Gross SqFt	58,300	73,500	114,780
Estimated Gross Income	\$709,000	\$858,097	\$1,434,058
Gross Income per SqFt	\$12.16	\$11.67	\$12.49
Full Market Value	\$2,450,000	\$2,960,000	\$4,950,000
Market Value per SqFt	\$42.00	\$40.00	\$43.10
Distance from Cooperative in miles		0.25	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09845-0027	4-09817-0006	4-09820-0038
Address	172-70 HIGHLAND AVENUE	88-05 MERRICK BOULEVARD	168-36 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	141	91	79
Year Built	1958	1958	1958
Gross SqFt	115,312	71,826	50,976
Estimated Gross Income	\$1,428,000	\$999,228	\$874,880
Gross Income per SqFt	\$12.38	\$13.91	\$17.16
Full Market Value	\$4,930,000	\$3,650,000	\$3,460,000
Market Value per SqFt	\$42.80	\$51.00	\$68.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09859-0088	4-09845-0086	4-09845-0001
Address	84-49 168 STREET	172-90 HIGHLAND AVENUE	175-27 87 DRIVE
Neighborhood	JAMAICA HILLS	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	120	90	66
Year Built	1939	1938	1939
Gross SqFt	133,175	85,434	70,625
Estimated Gross Income	\$1,500,000	\$1,145,843	\$777,209
Gross Income per SqFt	\$11.26	\$13.41	\$11.00
Full Market Value	\$4,660,000	\$4,180,000	\$2,410,000
Market Value per SqFt	\$35.00	\$49.00	\$34.10
Distance from Cooperative in miles		0.40	0.40

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09860-0040	4-09937-0025	4-09666-0052
Address	84-50 169 STREET	178-60 WEXFORD TERRACE	135-09 82 DRIVE
Neighborhood	JAMAICA HILLS	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	73	96
Year Built	1955	1956	1952
Gross SqFt	93,000	57,186	73,524
Estimated Gross Income	\$1,162,000	\$893,643	\$1,055,993
Gross Income per SqFt	\$12.49	\$15.63	\$14.36
Full Market Value	\$4,010,000	\$3,540,000	\$3,850,000
Market Value per SqFt	\$43.10	\$62.00	\$52.00
Distance from Cooperative in miles		0.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09884-0043	4-09884-0001	4-09674-0007
Address	175-06 DEVONSHIRE ROAD	175-39 HIGHLAND AVENUE	89-15 144 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	52	48
Year Built	1939	1940	1932
Gross SqFt	94,800	48,252	43,000
Estimated Gross Income	\$1,185,000	\$635,113	\$545,757
Gross Income per SqFt	\$12.50	\$13.16	\$12.69
Full Market Value	\$4,090,000	\$2,320,000	\$1,880,000
Market Value per SqFt	\$43.10	\$48.00	\$43.70
Distance from Cooperative in miles		0.00	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09913-0059	4-09884-0032	4-09716-0185
Address	88-50 179 STREET	86-15 AVA PLACE	142-25 PERSHING CRESCENT
Neighborhood	HOLLIS	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	53	58
Year Built	1963	1963	1959
Gross SqFt	47,844	38,208	39,000
Estimated Gross Income	\$640,000	\$726,010	\$687,928
Gross Income per SqFt	\$13.38	\$19.00	\$17.64
Full Market Value	\$2,340,000	\$2,870,000	\$2,720,000
Market Value per SqFt	\$48.90	\$75.00	\$70.00
Distance from Cooperative in miles		0.30	1.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09917-0013	4-09710-0002	4-09621-0001
Address	88-30 182 STREET	85-15 139 STREET	87-10 135 STREET
Neighborhood	HOLLIS	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	106	62
Year Built	1955	1952	1954
Gross SqFt	58,146	73,280	50,400
Estimated Gross Income	\$755,898	\$1,115,143	\$740,001
Gross Income per SqFt	\$13.00	\$15.22	\$14.68
Full Market Value	\$2,760,000	\$4,070,000	\$2,700,000
Market Value per SqFt	\$47.50	\$56.00	\$54.00
Distance from Cooperative in miles		1.80	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09944-0001	4-09884-0032	4-09716-0185
Address	87-01 MIDLAND PARKWAY	86-15 AVA PLACE	142-25 PERSHING CRESCENT
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	53	58
Year Built	1960	1963	1959
Gross SqFt	34,200	38,208	39,000
Estimated Gross Income	\$444,600	\$726,010	\$687,928
Gross Income per SqFt	\$13.00	\$19.00	\$17.64
Full Market Value	\$1,620,000	\$2,870,000	\$2,720,000
Market Value per SqFt	\$47.40	\$75.00	\$70.00
Distance from Cooperative in miles		0.35	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09951-0011	4-09845-0012	4-10499-0083
Address	182-25 WEXFORD TERRACE	175-05 87 DRIVE	188-30 87 DRIVE
Neighborhood	JAMAICA ESTATES	JAMAICA	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	72	96
Year Built	1951	1941	1950
Gross SqFt	80,550	74,000	68,466
Estimated Gross Income	\$1,047,000	\$1,004,997	\$909,285
Gross Income per SqFt	\$13.00	\$13.58	\$13.28
Full Market Value	\$3,820,000	\$3,670,000	\$3,320,000
Market Value per SqFt	\$47.40	\$50.00	\$48.50
Distance from Cooperative in miles		0.50	0.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09954-0049	4-09884-0032	
Address	87-46 CHELSEA STREET	86-15 AVA PLACE	
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	62	53	
Year Built	1963	1963	
Gross SqFt	58,350	38,208	
Estimated Gross Income	\$758,550	\$726,010	
Gross Income per SqFt	\$13.00	\$19.00	
Full Market Value	\$2,770,000	\$2,870,000	
Market Value per SqFt	\$47.50	\$75.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10212-0033	4-12311-0030	4-10681-0056
Address	92-33 170 STREET	155-15 NORTH CONDUIT AVEN	212-29 HILLSIDE AVENUE
Neighborhood	JAMAICA	SPRINGFIELD GARDENS	QUEENS VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	160	180
Year Built	1972	1969	1963
Gross SqFt	142,583	106,946	144,995
Estimated Gross Income	\$1,853,000	\$1,777,010	\$2,162,490
Gross Income per SqFt	\$13.00	\$16.62	\$14.91
Full Market Value	\$4,340,000	\$7,030,000	\$7,890,000
Market Value per SqFt	\$30.40	\$66.00	\$54.00
Distance from Cooperative in miles		2.70	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10262-0006	4-10668-0001	4-10723-0001
Address	109-14A 172 STREET	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	SOUTH JAMAICA	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	66	90
Year Built	1951	1949	1950
Gross SqFt	52,326	47,776	67,700
Estimated Gross Income	\$707,000	\$698,800	\$974,000
Gross Income per SqFt	\$13.51	\$14.63	\$14.39
Full Market Value	\$2,580,000	\$2,550,000	\$3,560,000
Market Value per SqFt	\$49.30	\$53.00	\$53.00
Distance from Cooperative in miles		3.15	3.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10264-0091	4-10688-0002	4-10668-0001
Address	171-01 110 AVENUE	218-33 HILLSIDE AVENUE	89-39 221 PLACE
Neighborhood	SOUTH JAMAICA	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	56	60	66
Year Built	1951	1950	1949
Gross SqFt	47,800	45,479	47,776
Estimated Gross Income	\$621,400	\$597,000	\$698,800
Gross Income per SqFt	\$13.00	\$13.13	\$14.63
Full Market Value	\$2,270,000	\$2,180,000	\$2,550,000
Market Value per SqFt	\$47.50	\$48.00	\$53.00
Distance from Cooperative in miles		2.90	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10524-0001	4-10593-0002	4-10599-0100
Address	196-01 POMPEII AVENUE	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	384	192
Year Built	1950	1951	1952
Gross SqFt	120,184	290,112	145,056
Estimated Gross Income	\$1,638,000	\$4,164,346	\$2,139,195
Gross Income per SqFt	\$13.63	\$14.35	\$14.75
Full Market Value	\$5,980,000	\$15,200,000	\$7,810,000
Market Value per SqFt	\$49.80	\$52.00	\$54.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10524-0150	4-10593-0002	4-10599-0100
Address	87-09 POMPEII AVENUE	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	112	384	192
Year Built	1950	1951	1952
Gross SqFt	88,500	290,112	145,056
Estimated Gross Income	\$1,204,000	\$4,164,346	\$2,139,195
Gross Income per SqFt	\$13.60	\$14.35	\$14.75
Full Market Value	\$4,390,000	\$15,200,000	\$7,810,000
Market Value per SqFt	\$49.60	\$52.00	\$54.00
Distance from Cooperative in miles		0.35	0.25

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0010	4-10821-0018	
Address	87-40 FRANCIS LEWIS BOULE	91-35 193 STREET	
Neighborhood	HOLLISWOOD	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	200	81	
Year Built	1953	1959	
Gross SqFt	185,016	72,791	
Estimated Gross Income	\$2,312,000	\$949,683	
Gross Income per SqFt	\$12.50	\$13.05	
Full Market Value	\$7,980,000	\$3,470,000	
Market Value per SqFt	\$43.10	\$48.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0050	4-10821-0018	
Address	204-15 FOOTHILL AVENUE	91-35 193 STREET	
Neighborhood	HOLLISWOOD	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	200	81	
Year Built	1953	1959	
Gross SqFt	185,016	72,791	
Estimated Gross Income	\$2,312,000	\$949,683	
Gross Income per SqFt	\$12.50	\$13.05	
Full Market Value	\$7,980,000	\$3,470,000	
Market Value per SqFt	\$43.10	\$48.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0010	4-10821-0018	
Address	87-10 204 STREET	91-35 193 STREET	
Neighborhood	HOLLISWOOD	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	300	81	
Year Built	1954	1959	
Gross SqFt	277,524	72,791	
Estimated Gross Income	\$3,463,000	\$949,683	
Gross Income per SqFt	\$12.48	\$13.05	
Full Market Value	\$11,900,000	\$3,470,000	
Market Value per SqFt	\$42.90	\$48.00	
Distance from Cooperative in miles		0.75	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0070	4-10821-0018	
Address	87-50 204 STREET	91-35 193 STREET	
Neighborhood	HOLLISWOOD	HOLLIS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	197	81	
Year Built	1954	1959	
Gross SqFt	185,016	72,791	
Estimated Gross Income	\$2,313,000	\$949,683	
Gross Income per SqFt	\$12.50	\$13.05	
Full Market Value	\$7,980,000	\$3,470,000	
Market Value per SqFt	\$43.10	\$48.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0001	4-10668-0001	4-10723-0001
Address	87-15 214 STREET	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	66	90
Year Built	1949	1949	1950
Gross SqFt	10,795	47,776	67,700
Estimated Gross Income	\$156,500	\$698,800	\$974,000
Gross Income per SqFt	\$14.50	\$14.63	\$14.39
Full Market Value	\$571,000	\$2,550,000	\$3,560,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0053	4-10723-0001	
Address	214-47 HILLSIDE AVENUE	90-01 BRADDOCK AVENUE	
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	
Building Classification	C6-WALK-UP	C9-WALK-UP	
Total Units	25	90	
Year Built	1949	1950	
Gross SqFt	19,300	67,700	
Estimated Gross Income	\$270,000	\$974,000	
Gross Income per SqFt	\$13.99	\$14.39	
Full Market Value	\$986,000	\$3,560,000	
Market Value per SqFt	\$51.00	\$53.00	
Distance from Cooperative in miles		0.70	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0065	4-10668-0001	4-10723-0001
Address	214-23 HILLSIDE AVENUE	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	66	90
Year Built	1949	1949	1950
Gross SqFt	19,300	47,776	67,700
Estimated Gross Income	\$260,000	\$698,800	\$974,000
Gross Income per SqFt	\$13.47	\$14.63	\$14.39
Full Market Value	\$949,000	\$2,550,000	\$3,560,000
Market Value per SqFt	\$49.20	\$53.00	\$53.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11421-0013	4-12351-0011	4-10599-0100
Address	150 CROSS BAY BOULEVARD	116-27 169 STREET	206-09 86 ROAD
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	131	40	192
Year Built	1957	1951	1952
Gross SqFt	120,700	28,116	145,056
Estimated Gross Income	\$1,448,400	\$348,152	\$2,139,195
Gross Income per SqFt	\$12.00	\$12.38	\$14.75
Full Market Value	\$5,000,000	\$1,200,000	\$7,810,000
Market Value per SqFt	\$41.40	\$43.00	\$54.00
Distance from Cooperative in miles		3.70	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0015	4-12311-0030	4-10499-0075
Address	86-10 151 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	160	110
Year Built	1966	1969	1960
Gross SqFt	169,000	106,946	100,116
Estimated Gross Income	\$2,030,000	\$1,777,010	\$1,196,839
Gross Income per SqFt	\$12.01	\$16.62	\$11.95
Full Market Value	\$7,000,000	\$7,030,000	\$4,130,000
Market Value per SqFt	\$41.40	\$66.00	\$41.30
Distance from Cooperative in miles		3.65	5.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0036	4-12311-0030	4-10499-0075
Address	151-20 88 STREET	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	160	110
Year Built	1963	1969	1960
Gross SqFt	169,000	106,946	100,116
Estimated Gross Income	\$2,030,000	\$1,777,010	\$1,196,839
Gross Income per SqFt	\$12.01	\$16.62	\$11.95
Full Market Value	\$7,000,000	\$7,030,000	\$4,130,000
Market Value per SqFt	\$41.40	\$66.00	\$41.30
Distance from Cooperative in miles		3.65	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0007	4-10499-0075	4-12311-0030
Address	88-08 151 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	110	160
Year Built	1962	1960	1969
Gross SqFt	149,000	100,116	106,946
Estimated Gross Income	\$1,788,000	\$1,196,839	\$1,777,010
Gross Income per SqFt	\$12.00	\$11.95	\$16.62
Full Market Value	\$6,170,000	\$4,130,000	\$7,030,000
Market Value per SqFt	\$41.40	\$41.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0025	4-10499-0075	4-12311-0030
Address	89-35 155 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	110	160
Year Built	1962	1960	1969
Gross SqFt	152,100	100,116	106,946
Estimated Gross Income	\$1,825,000	\$1,196,839	\$1,777,010
Gross Income per SqFt	\$12.00	\$11.95	\$16.62
Full Market Value	\$6,300,000	\$4,130,000	\$7,030,000
Market Value per SqFt	\$41.40	\$41.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0050	4-10499-0075	4-12311-0030
Address	88-25 155 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	110	160
Year Built	1960	1960	1969
Gross SqFt	152,100	100,116	106,946
Estimated Gross Income	\$1,825,200	\$1,196,839	\$1,777,010
Gross Income per SqFt	\$12.00	\$11.95	\$16.62
Full Market Value	\$6,300,000	\$4,130,000	\$7,030,000
Market Value per SqFt	\$41.40	\$41.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0075	4-10821-0018	4-12311-0030
Address	153-25 88 STREET	91-35 193 STREET	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLIS	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	81	160
Year Built	1961	1959	1969
Gross SqFt	77,701	72,791	106,946
Estimated Gross Income	\$1,017,880	\$949,683	\$1,777,010
Gross Income per SqFt	\$13.10	\$13.05	\$16.62
Full Market Value	\$3,720,000	\$3,470,000	\$7,030,000
Market Value per SqFt	\$47.90	\$48.00	\$66.00
Distance from Cooperative in miles		5.20	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0100	4-12311-0030	4-10499-0075
Address	151-25 88 STREET	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	160	110
Year Built	1960	1969	1960
Gross SqFt	152,100	106,946	100,116
Estimated Gross Income	\$1,825,200	\$1,777,010	\$1,196,839
Gross Income per SqFt	\$12.00	\$16.62	\$11.95
Full Market Value	\$6,300,000	\$7,030,000	\$4,130,000
Market Value per SqFt	\$41.40	\$66.00	\$41.30
Distance from Cooperative in miles		3.55	5.10

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0001	4-12311-0030	4-10499-0075
Address	84-09 155 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	160	110
Year Built	1964	1969	1960
Gross SqFt	158,600	106,946	100,116
Estimated Gross Income	\$1,903,000	\$1,777,010	\$1,196,839
Gross Income per SqFt	\$12.00	\$16.62	\$11.95
Full Market Value	\$6,570,000	\$7,030,000	\$4,130,000
Market Value per SqFt	\$41.40	\$66.00	\$41.30
Distance from Cooperative in miles		3.65	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0012	4-12311-0030	4-10499-0075
Address	84-10 153 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	160	110
Year Built	1964	1969	1960
Gross SqFt	158,600	106,946	100,116
Estimated Gross Income	\$1,903,000	\$1,777,010	\$1,196,839
Gross Income per SqFt	\$12.00	\$16.62	\$11.95
Full Market Value	\$6,570,000	\$7,030,000	\$4,130,000
Market Value per SqFt	\$41.40	\$66.00	\$41.30
Distance from Cooperative in miles		3.65	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0050	4-10499-0075	4-12311-0030
Address	84-40 153 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	110	160
Year Built	1964	1960	1969
Gross SqFt	158,600	100,116	106,946
Estimated Gross Income	\$1,903,200	\$1,196,839	\$1,777,010
Gross Income per SqFt	\$12.00	\$11.95	\$16.62
Full Market Value	\$6,570,000	\$4,130,000	\$7,030,000
Market Value per SqFt	\$41.40	\$41.00	\$66.00
Distance from Cooperative in miles		5.30	3.65

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11451-0009	4-12351-0011	4-12311-0050
Address	155-25 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	92	40	46
Year Built	1958	1951	1972
Gross SqFt	90,300	28,116	31,365
Estimated Gross Income	\$1,083,600	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$3,740,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		3.75	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11451-0050	4-12351-0011	4-12311-0050
Address	90-06 153 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	40	46
Year Built	1958	1951	1972
Gross SqFt	98,500	28,116	31,365
Estimated Gross Income	\$1,182,000	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$4,080,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		3.75	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11459-0001	4-12351-0011	4-12311-0050
Address	155-31 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	40	46
Year Built	1958	1951	1972
Gross SqFt	112,500	28,116	31,365
Estimated Gross Income	\$1,350,000	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$4,660,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		4.30	3.95

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11461-0002	4-12351-0011	4-12311-0050
Address	81-04 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	40	46
Year Built	1958	1951	1972
Gross SqFt	92,484	28,116	31,365
Estimated Gross Income	\$1,109,800	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$3,830,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		4.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11461-0050	4-12351-0011	4-12311-0050
Address	155-34 84 STREET	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	40	46
Year Built	1959	1951	1972
Gross SqFt	95,944	28,116	31,365
Estimated Gross Income	\$1,151,300	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$3,970,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		4.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11464-0001	4-11545-0026	4-10590-0100
Address	84-05 SHORE PARKWAY	94-20 ALBERT ROAD	86-50 FRANCIS LEWIS BOULE
Neighborhood	HOWARD BEACH	OZONE PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	84	36	288
Year Built	1959	1967	1952
Gross SqFt	76,548	20,646	217,584
Estimated Gross Income	\$918,600	\$290,747	\$3,096,635
Gross Income per SqFt	\$12.00	\$14.08	\$14.23
Full Market Value	\$3,170,000	\$1,060,000	\$11,300,000
Market Value per SqFt	\$41.40	\$51.00	\$52.00
Distance from Cooperative in miles		0.55	6.20

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0001	4-11545-0026	4-10590-0100
Address	86-45 SHORE PARKWAY	94-20 ALBERT ROAD	86-50 FRANCIS LEWIS BOULE
Neighborhood	HOWARD BEACH	OZONE PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	80	36	288
Year Built	1958	1967	1952
Gross SqFt	77,884	20,646	217,584
Estimated Gross Income	\$934,000	\$290,747	\$3,096,635
Gross Income per SqFt	\$11.99	\$14.08	\$14.23
Full Market Value	\$3,220,000	\$1,060,000	\$11,300,000
Market Value per SqFt	\$41.30	\$51.00	\$52.00
Distance from Cooperative in miles		0.45	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0025	4-12311-0050	4-11545-0026
Address	88-32 155 AVENUE	156-01 NORTH CONDUIT AVEN	94-20 ALBERT ROAD
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	OZONE PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	80	46	36
Year Built	1958	1972	1967
Gross SqFt	74,104	31,365	20,646
Estimated Gross Income	\$889,000	\$520,980	\$290,747
Gross Income per SqFt	\$12.00	\$16.61	\$14.08
Full Market Value	\$3,070,000	\$2,060,000	\$1,060,000
Market Value per SqFt	\$41.40	\$66.00	\$51.00
Distance from Cooperative in miles		3.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12235-0002	4-12311-0030	
Address	116-51 157 STREET	155-15 NORTH CONDUIT AVEN	
Neighborhood	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	215	160	
Year Built	1962	1969	
Gross SqFt	227,376	106,946	
Estimated Gross Income	\$2,951,000	\$1,777,010	
Gross Income per SqFt	\$12.98	\$16.62	
Full Market Value	\$6,910,000	\$7,030,000	
Market Value per SqFt	\$30.40	\$66.00	
Distance from Cooperative in miles		1.20	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12483-0030	4-12311-0050	4-12351-0011
Address	123-27 MERRICK BOULEVARD	156-01 NORTH CONDUIT AVEN	116-27 169 STREET
Neighborhood	SPRINGFIELD GARDENS	SPRINGFIELD GARDENS	SO. JAMAICA-BAISLEY PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	46	40
Year Built	1972	1972	1951
Gross SqFt	51,300	31,365	28,116
Estimated Gross Income	\$820,000	\$520,980	\$348,152
Gross Income per SqFt	\$15.98	\$16.61	\$12.38
Full Market Value	\$3,250,000	\$2,060,000	\$1,200,000
Market Value per SqFt	\$63.00	\$66.00	\$42.70
Distance from Cooperative in miles		1.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12495-0002	4-07117-0003	4-03175-0001
Address	163-15 BAISLEY BOULEVARD	188-02 64 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	SPRINGFIELD GARDENS	FRESH MEADOWS	REGO PARK
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	5,860	1,201	1,327
Year Built	1962	1947	1960
Gross SqFt	6,940,450	1,228,778	1,741,458
Estimated Gross Income	\$90,919,895	\$19,063,459	\$27,497,621
Gross Income per SqFt	\$13.10	\$15.51	\$15.79
Full Market Value	\$213,000,000	\$75,500,000	\$109,000,000
Market Value per SqFt	\$30.70	\$61.00	\$63.00
Distance from Cooperative in miles		4.30	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12943-0119	4-12351-0011	4-12311-0050
Address	232-02 131 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	30	40	46
Year Built	1950	1951	1972
Gross SqFt	16,000	28,116	31,365
Estimated Gross Income	\$192,000	\$348,152	\$520,980
Gross Income per SqFt	\$12.00	\$12.38	\$16.61
Full Market Value	\$662,000	\$1,200,000	\$2,060,000
Market Value per SqFt	\$41.40	\$43.00	\$66.00
Distance from Cooperative in miles		2.30	2.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12944-0036	4-12458-0421	4-11298-0008
Address	233-02 233 STREET	187-04 120 AVENUE	115-85 SPRINGFIELD BOULEV
Neighborhood	LAURELTON	SPRINGFIELD GARDENS	CAMBRIA HEIGHTS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	77	30
Year Built	1950	1949	1951
Gross SqFt	53,680	71,000	23,420
Estimated Gross Income	\$644,000	\$835,400	\$320,612
Gross Income per SqFt	\$12.00	\$11.77	\$13.69
Full Market Value	\$2,220,000	\$2,780,000	\$1,170,000
Market Value per SqFt	\$41.40	\$39.00	\$50.00
Distance from Cooperative in miles		1.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12945-0002	4-12351-0011	4-10590-0100
Address	131-03 234 STREET	116-27 169 STREET	86-50 FRANCIS LEWIS BOULE
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	227	40	288
Year Built	1950	1951	1952
Gross SqFt	152,362	28,116	217,584
Estimated Gross Income	\$1,825,000	\$348,152	\$3,096,635
Gross Income per SqFt	\$11.98	\$12.38	\$14.23
Full Market Value	\$6,300,000	\$1,200,000	\$11,300,000
Market Value per SqFt	\$41.30	\$43.00	\$52.00
Distance from Cooperative in miles		2.45	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12974-0023	4-12351-0011	4-10591-0050
Address	133-04 LAURELTON PARKWAY	116-27 169 STREET	211-01 HILLSIDE AVENUE
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	40	21
Year Built	1950	1951	1949
Gross SqFt	39,660	28,116	15,908
Estimated Gross Income	\$476,000	\$348,152	\$205,506
Gross Income per SqFt	\$12.00	\$12.38	\$12.92
Full Market Value	\$1,640,000	\$1,200,000	\$750,000
Market Value per SqFt	\$41.40	\$43.00	\$47.10
Distance from Cooperative in miles		2.40	3.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-13943-0001	4-13116-0038	4-12311-0050
Address	80-11 SHORE PARKWAY	136-16 222 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	LAURELTON	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	96	24	46
Year Built	1960	1950	1972
Gross SqFt	92,900	12,680	31,365
Estimated Gross Income	\$1,416,000	\$212,687	\$520,980
Gross Income per SqFt	\$15.24	\$16.77	\$16.61
Full Market Value	\$5,600,000	\$842,000	\$2,060,000
Market Value per SqFt	\$60.00	\$66.00	\$66.00
Distance from Cooperative in miles		5.50	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15507-0007	4-15541-0017	4-10499-0075
Address	833 CENTRAL AVENUE	12-61 CENTRAL AVENUE	190-05 HILLSIDE AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	180	110
Year Built	1966	1961	1960
Gross SqFt	91,776	183,894	100,116
Estimated Gross Income	\$1,110,000	\$2,055,719	\$1,196,839
Gross Income per SqFt	\$12.09	\$11.18	\$11.95
Full Market Value	\$3,830,000	\$6,390,000	\$4,130,000
Market Value per SqFt	\$41.70	\$35.00	\$41.30
Distance from Cooperative in miles		0.25	7.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15555-0018	4-15541-0017	4-15555-0001
Address	10-36 NEILSON STREET	12-61 CENTRAL AVENUE	10-06 NEILSON STREET
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	180	108
Year Built	1960	1961	1950
Gross SqFt	92,956	183,894	87,926
Estimated Gross Income	\$1,069,500	\$2,055,719	\$979,237
Gross Income per SqFt	\$11.51	\$11.18	\$11.14
Full Market Value	\$3,690,000	\$6,390,000	\$3,040,000
Market Value per SqFt	\$39.70	\$35.00	\$34.60
Distance from Cooperative in miles		0.25	0.00

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15574-0048	4-15562-0001	4-15563-0056
Address	14-15 MOTT AVENUE	15-02 MOTT AVENUE	14-50 GATEWAY BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	55	154
Year Built	1931	1931	1931
Gross SqFt	46,956	83,900	145,398
Estimated Gross Income	\$558,000	\$1,244,372	\$1,613,076
Gross Income per SqFt	\$11.88	\$14.83	\$11.09
Full Market Value	\$1,310,000	\$4,660,000	\$3,780,000
Market Value per SqFt	\$27.90	\$56.00	\$26.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15627-0001	4-15815-0220	4-10499-0075
Address	14-30 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD	190-05 HILLSIDE AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	402	110
Year Built	1959	1952	1960
Gross SqFt	121,640	322,584	100,116
Estimated Gross Income	\$1,526,000	\$4,345,526	\$1,196,839
Gross Income per SqFt	\$12.55	\$13.47	\$11.95
Full Market Value	\$5,260,000	\$15,900,000	\$4,130,000
Market Value per SqFt	\$43.20	\$49.00	\$41.30
Distance from Cooperative in miles		0.45	8.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15714-0082	4-15810-0071	4-15780-0020
Address	22-87 MOTT AVENUE	20-33 SEAGIRT BOULEVARD	20-20 SEAGIRT BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	174	569
Year Built	1955	1952	1952
Gross SqFt	77,100	143,441	465,490
Estimated Gross Income	\$855,000	\$1,984,665	\$6,326,684
Gross Income per SqFt	\$11.09	\$13.84	\$13.59
Full Market Value	\$2,660,000	\$7,240,000	\$23,100,000
Market Value per SqFt	\$34.50	\$50.00	\$49.60
Distance from Cooperative in miles		0.75	0.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15895-0050	4-15780-0100	4-15815-0220
Address	324 BEACH 59 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ARVERNE	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	342	257	402
Year Built	1960	1952	1952
Gross SqFt	408,288	214,701	322,584
Estimated Gross Income	\$6,124,320	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$15.00	\$14.18	\$13.47
Full Market Value	\$14,300,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$35.00	\$52.00	\$49.30
Distance from Cooperative in miles		1.70	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16128-0001	4-15780-0100	4-15815-0220
Address	7600 SHORE FRONT PARKWAY	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	554	257	402
Year Built	1968	1952	1952
Gross SqFt	545,163	214,701	322,584
Estimated Gross Income	\$7,710,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.14	\$14.18	\$13.47
Full Market Value	\$18,000,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$33.00	\$52.00	\$49.30
Distance from Cooperative in miles		2.55	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16129-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 77 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	554	257	402
Year Built	1968	1952	1952
Gross SqFt	545,213	214,701	322,584
Estimated Gross Income	\$7,750,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.21	\$14.18	\$13.47
Full Market Value	\$18,100,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$33.20	\$52.00	\$49.30
Distance from Cooperative in miles		2.70	2.60

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16130-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 81 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	458	257	402
Year Built	1963	1952	1952
Gross SqFt	553,520	214,701	322,584
Estimated Gross Income	\$7,750,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.00	\$14.18	\$13.47
Full Market Value	\$18,100,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$32.70	\$52.00	\$49.30
Distance from Cooperative in miles		2.85	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16131-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 84 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	687	257	402
Year Built	1964	1952	1952
Gross SqFt	830,280	214,701	322,584
Estimated Gross Income	\$11,850,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.27	\$14.18	\$13.47
Full Market Value	\$27,700,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$33.40	\$52.00	\$49.30
Distance from Cooperative in miles		3.00	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16155-0021	4-16083-0037	4-15780-0100
Address	320 BEACH 100 STREET	71 BEACH 70 STREET	20-28 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	376	174	257
Year Built	1969	1964	1952
Gross SqFt	485,077	155,000	214,701
Estimated Gross Income	\$6,666,000	\$4,300,000	\$3,045,143
Gross Income per SqFt	\$13.74	\$27.70	\$14.18
Full Market Value	\$15,600,000	\$10,100,000	\$11,100,000
Market Value per SqFt	\$32.20	\$65.00	\$52.00
Distance from Cooperative in miles		1.20	3.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16175-0001	4-15780-0100	
Address	102-00 SHORE FRONT PARKWA	20-28 SEAGIRT BOULEVARD	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	651	257	
Year Built	1967	1952	
Gross SqFt	657,345	214,701	
Estimated Gross Income	\$9,860,000	\$3,045,143	
Gross Income per SqFt	\$15.00	\$14.18	
Full Market Value	\$23,100,000	\$11,100,000	
Market Value per SqFt	\$35.10	\$52.00	
Distance from Cooperative in miles		3.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16224-0001	4-16220-0037	4-15627-0021
Address	128-11 NEWPORT AVENUE	124-16 ROCKAWAY BEACH BOU	14-03 HEYSON ROAD
Neighborhood	BELLE HARBOR	BELLE HARBOR	FAR ROCKAWAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	47	12	30
Year Built	1949	1949	1956
Gross SqFt	48,259	10,140	25,080
Estimated Gross Income	\$588,800	\$139,312	\$304,896
Gross Income per SqFt	\$12.20	\$13.74	\$12.16
Full Market Value	\$2,030,000	\$509,000	\$1,050,000
Market Value per SqFt	\$42.10	\$50.00	\$41.90
Distance from Cooperative in miles		0.20	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16226-0062	4-15780-0100	4-15815-0220
Address	160 BEACH 117 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	72	257	402
Year Built	1932	1952	1952
Gross SqFt	67,000	214,701	322,584
Estimated Gross Income	\$950,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.18	\$14.18	\$13.47
Full Market Value	\$3,470,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$52.00	\$52.00	\$49.30
Distance from Cooperative in miles		4.45	4.35

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16227-0037	4-10681-0056	4-10821-0018
Address	117-12 OCEAN PROMENADE	212-29 HILLSIDE AVENUE	91-35 193 STREET
Neighborhood	ROCKAWAY PARK	QUEENS VILLAGE	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	180	81
Year Built	1963	1963	1959
Gross SqFt	81,900	144,995	72,791
Estimated Gross Income	\$1,208,000	\$2,162,490	\$949,683
Gross Income per SqFt	\$14.75	\$14.91	\$13.05
Full Market Value	\$4,410,000	\$7,890,000	\$3,470,000
Market Value per SqFt	\$54.00	\$54.00	\$47.70
Distance from Cooperative in miles		11.10	10.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16228-0041	4-10681-0056	4-15815-0220
Address	129 BEACH 118 STREET	212-29 HILLSIDE AVENUE	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	QUEENS VILLAGE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	180	402
Year Built	1961	1963	1952
Gross SqFt	42,015	144,995	322,584
Estimated Gross Income	\$599,500	\$2,162,490	\$4,345,526
Gross Income per SqFt	\$14.27	\$14.91	\$13.47
Full Market Value	\$2,190,000	\$7,890,000	\$15,900,000
Market Value per SqFt	\$52.00	\$54.00	\$49.30
Distance from Cooperative in miles		11.10	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16230-0039	4-15780-0100	4-15815-0220
Address	133 BEACH 120 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	257	402
Year Built	1959	1952	1952
Gross SqFt	40,500	214,701	322,584
Estimated Gross Income	\$571,200	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.10	\$14.18	\$13.47
Full Market Value	\$2,080,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$51.00	\$52.00	\$49.30
Distance from Cooperative in miles		4.65	4.55

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16230-0044	4-15780-0100	4-15815-0220
Address	130 BEACH 121 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	257	402
Year Built	1963	1952	1952
Gross SqFt	41,120	214,701	322,584
Estimated Gross Income	\$582,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.15	\$14.18	\$13.47
Full Market Value	\$2,120,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$52.00	\$52.00	\$49.30
Distance from Cooperative in miles		4.65	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16231-0044	4-15780-0100	4-15815-0220
Address	121-16 OCEAN PROMENADE	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	65	257	402
Year Built	1954	1952	1952
Gross SqFt	69,504	214,701	322,584
Estimated Gross Income	\$978,000	\$3,045,143	\$4,345,526
Gross Income per SqFt	\$14.07	\$14.18	\$13.47
Full Market Value	\$3,570,000	\$11,100,000	\$15,900,000
Market Value per SqFt	\$51.00	\$52.00	\$49.30
Distance from Cooperative in miles		4.70	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16234-0044	4-12311-0030	
Address	125 OCEAN PROMENADE	155-15 NORTH CONDUIT AVEN	
Neighborhood	BELLE HARBOR	SPRINGFIELD GARDENS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	68	160	
Year Built	1962	1969	
Gross SqFt	76,595	106,946	
Estimated Gross Income	\$1,120,000	\$1,777,010	
Gross Income per SqFt	\$14.62	\$16.62	
Full Market Value	\$4,090,000	\$7,030,000	
Market Value per SqFt	\$53.00	\$66.00	
Distance from Cooperative in miles		7.20	

## BOROUGH OF QUEENS - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
<b>Boro-Block-Lot</b>	4-16250-0001	4-10681-0033	4-15627-0021
<b>Address</b>	138-11 BEACH CHANNEL DRIV	213-21 HILLSIDE AVENUE	14-03 HEYSON ROAD
<b>Neighborhood</b>	BELLE HARBOR	QUEENS VILLAGE	FAR ROCKAWAY
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	41	18	30
<b>Year Built</b>	1950	1949	1956
<b>Gross SqFt</b>	41,700	14,300	25,080
<b>Estimated Gross Income</b>	\$592,000	\$214,324	\$304,896
<b>Gross Income per SqFt</b>	\$14.20	\$14.99	\$12.16
<b>Full Market Value</b>	\$2,160,000	\$782,000	\$1,050,000
<b>Market Value per SqFt</b>	\$52.00	\$55.00	\$41.90
<b>Distance from Cooperative in miles</b>		11.60	5.90

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