

BOROUGH OF QUEENS - 2008/09 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	534,846	209,525
Estimated Gross Income	\$11,084,467	\$17,900,000	\$5,430,133
Gross Income per SqFt	\$15.30	\$33.50	\$25.90
Full Market Value	\$45,100,000	\$86,700,000	\$26,300,000
Market Value per SqFt	\$62.00	\$162.00	\$126.00
Distance from Cooperative in miles		7.80	7.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00125-0028	4-02319-0010	4-02104-0001
Address	46-01 39 AVENUE	47-50 59 STREET	98-41 QUEENS BOULEVARD
Neighborhood	SUNNYSIDE	WOODSIDE	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	158	233	206
Year Built	1961	1970	1952
Gross SqFt	155,750	239,190	204,340
Estimated Gross Income	\$1,791,125	\$2,297,319	\$2,347,652
Gross Income per SqFt	\$11.50	\$9.60	\$11.49
Full Market Value	\$6,310,000	\$6,490,000	\$8,280,000
Market Value per SqFt	\$40.50	\$27.00	\$40.50
Distance from Cooperative in miles		0.85	3.50

	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	385,200	204,340	239,190
Estimated Gross Income	\$4,429,800	\$2,347,652	\$2,297,319
Gross Income per SqFt	\$11.50	\$11.49	\$9.60
Full Market Value	\$15,600,000	\$8,280,000	\$6,490,000
Market Value per SqFt	\$40.50	\$41.00	\$27.10
Distance from Cooperative in miles		3.25	0.60

BOROUGH OF QUEENS - 2008/09 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	\$1,029,600	\$1,122,870	\$1,176,753
Gross Income per SqFt	\$16.00	\$15.45	\$16.08
Full Market Value	\$4,190,000	\$4,570,000	\$4,790,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00131-0036	4-00137-0013	4-00137-0020
Address	41-36 51 STREET	41-29 46 STREET	41-15 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	96	96
Year Built	1930	1931	1931
Gross SqFt	42,474	72,700	73,197
Estimated Gross Income	\$679,584	\$1,122,870	\$1,176,753
Gross Income per SqFt	\$16.00	\$15.45	\$16.08
Full Market Value	\$2,760,000	\$4,570,000	\$4,790,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-0045	4-00137-0013	4-00137-0020
Address	41-42 50 STREET	41-29 46 STREET	41-15 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	96	96
Year Built	1940	1931	1931
Gross SqFt	45,570	72,700	73,197
Estimated Gross Income	\$729,120	\$1,122,870	\$1,176,753
Gross Income per SqFt	\$16.00	\$15.45	\$16.08
Full Market Value	\$2,970,000	\$4,570,000	\$4,790,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00140-0040	4-00137-0013	4-00137-0004
Address	43-30 48 STREET	41-29 46 STREET	41-41 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	96	106
Year Built	1927	1931	1931
Gross SqFt	79,896	72,700	76,630
Estimated Gross Income	\$1,271,145	\$1,122,870	\$1,219,183
Gross Income per SqFt	\$15.91	\$15.45	\$15.91
Full Market Value	\$5,170,000	\$4,570,000	\$4,960,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0015	4-00137-0004	4-00137-0013
Address	43-33 46 STREET	41-41 46 STREET	41-29 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	176	106	96
Year Built	1932	1931	1931
Gross SqFt	140,760	76,630	72,700
Estimated Gross Income	\$2,238,084	\$1,219,183	\$1,122,870
Gross Income per SqFt	\$15.90	\$15.91	\$15.45
Full Market Value	\$9,100,000	\$4,960,000	\$4,570,000
Market Value per SqFt	\$65.00	\$65.00	\$63.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0024	4-00137-0013	4-00137-0004
Address	43-01 46 STREET	41-29 46 STREET	41-41 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	96	106
Year Built	1942	1931	1931
Gross SqFt	58,650	72,700	76,630
Estimated Gross Income	\$932,535	\$1,122,870	\$1,219,183
Gross Income per SqFt	\$15.90	\$15.45	\$15.91
Full Market Value	\$3,790,000	\$4,570,000	\$4,960,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00156-0005	4-00137-0013	4-00137-0004
Address	41-15 45 STREET	41-29 46 STREET	41-41 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	96	106
Year Built	1943	1931	1931
Gross SqFt	250,000	72,700	76,630
Estimated Gross Income	\$3,975,000	\$1,122,870	\$1,219,183
Gross Income per SqFt	\$15.90	\$15.45	\$15.91
Full Market Value	\$16,200,000	\$4,570,000	\$4,960,000
Market Value per SqFt	\$65.00	\$63.00	\$65.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0009	4-00184-0009	4-00184-0014
Address	41-25 44 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	50	49
Year Built	1931	1937	1937
Gross SqFt	41,508	40,800	40,800
Estimated Gross Income	\$502,246	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$1,770,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.60	\$42.00	\$51.00
Distance from Cooperative in miles		0.15	0.15

	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	\$795,550	\$557,580	\$483,321
Gross Income per SqFt	\$12.10	\$13.67	\$11.85
Full Market Value	\$2,800,000	\$2,100,000	\$1,700,000
Market Value per SqFt	\$42.60	\$51.00	\$41.70
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 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	\$833,331	\$483,321	\$557,580
Gross Income per SqFt	\$12.13	\$11.85	\$13.67
Full Market Value	\$2,940,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.80	\$42.00	\$51.00
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	\$856,256	\$557,580	\$483,321
Gross Income per SqFt	\$12.13	\$13.67	\$11.85
Full Market Value	\$3,020,000	\$2,100,000	\$1,700,000
Market Value per SqFt	\$42.80	\$51.00	\$41.70
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-0021	4-00184-0009	4-00184-0014
Address	41-08 43 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	50	49
Year Built	1936	1937	1937
Gross SqFt	58,926	40,800	40,800
Estimated Gross Income	\$936,923	\$483,321	\$557,580
Gross Income per SqFt	\$15.90	\$11.85	\$13.67
Full Market Value	\$3,810,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$65.00	\$42.00	\$51.00
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0011	4-00137-0004	4-00137-0013
Address	43-25 43 STREET	41-41 46 STREET	41-29 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	106	96
Year Built	1941	1931	1931
Gross SqFt	65,820	76,630	72,700
Estimated Gross Income	\$1,047,196	\$1,219,183	\$1,122,870
Gross Income per SqFt	\$15.91	\$15.91	\$15.45
Full Market Value	\$4,260,000	\$4,960,000	\$4,570,000
Market Value per SqFt	\$65.00	\$65.00	\$63.00
Distance from Cooperative in miles		0.20	0.20

	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	\$562,259	\$483,321	\$557,580
Gross Income per SqFt	\$15.91	\$11.85	\$13.67
Full Market Value	\$2,290,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$65.00	\$42.00	\$51.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0034	4-00184-0014	4-00184-0009
Address	43-30 44 STREET	41-19 41 STREET	41-29 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	50
Year Built	1941	1937	1937
Gross SqFt	65,280	40,800	40,800
Estimated Gross Income	\$1,038,604	\$557,580	\$483,321
Gross Income per SqFt	\$15.91	\$13.67	\$11.85
Full Market Value	\$4,220,000	\$2,100,000	\$1,700,000
Market Value per SqFt	\$65.00	\$51.00	\$41.70
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00169-0029	4-00859-0001	4-05964-0001
Address	45-14 43 STREET	20-75 27 STREET	28-16 FRANCIS LEWIS BOULE
Neighborhood	SUNNYSIDE	ASTORIA	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	23	60	24
Year Built	1929	1947	1950
Gross SqFt	18,984	45,417	14,379
Estimated Gross Income	\$300,516	\$716,762	\$235,796
Gross Income per SqFt	\$15.83	\$15.78	\$16.40
Full Market Value	\$1,220,000	\$2,920,000	\$959,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		2.70	7.00

	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	\$299,947	\$716,762	\$716,762
Gross Income per SqFt	\$15.80	\$15.78	\$15.78
Full Market Value	\$1,220,000	\$2,920,000	\$2,920,000
Market Value per SqFt	\$64.00	\$64.00	\$64.00
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	\$880,781	\$2,347,652	\$2,297,319
Gross Income per SqFt	\$11.74	\$11.49	\$9.60
Full Market Value	\$3,100,000	\$8,280,000	\$6,490,000
Market Value per SqFt	\$41.30	\$41.00	\$27.10
Distance from Cooperative in miles		3.45	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00175-0001	4-00163-0014	4-00166-0006
Address	42-05 48 AVENUE	43-23 42 STREET	45-35 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	60	100
Year Built	1942	1942	1931
Gross SqFt	53,400	61,320	79,450
Estimated Gross Income	\$801,000	\$975,601	\$1,193,233
Gross Income per SqFt	\$15.00	\$15.91	\$15.02
Full Market Value	\$3,180,000	\$3,970,000	\$4,730,000
Market Value per SqFt	\$60.00	\$65.00	\$60.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00177-0001	4-00184-0009	4-00184-0014
Address	43-10 50 AVENUE	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	493	50	49
Year Built	1931	1937	1937
Gross SqFt	409,538	40,800	40,800
Estimated Gross Income	\$4,955,409	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$17,500,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00178-0025	4-00137-0004	4-00137-0013
Address	48-10 43 STREET	41-41 46 STREET	41-29 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	262	106	96
Year Built	1937	1931	1931
Gross SqFt	235,000	76,630	72,700
Estimated Gross Income	\$3,736,500	\$1,219,183	\$1,122,870
Gross Income per SqFt	\$15.90	\$15.91	\$15.45
Full Market Value	\$15,200,000	\$4,960,000	\$4,570,000
Market Value per SqFt	\$65.00	\$65.00	\$63.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-0001	4-00131-0013	4-00131-0025
Address	41-41 41 STREET	41-15 50 STREET	41-16 51 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	48	42
Year Built	1936	1931	1931
Gross SqFt	74,664	43,150	43,150
Estimated Gross Income	\$903,434	\$572,903	\$611,615
Gross Income per SqFt	\$12.10	\$13.28	\$14.17
Full Market Value	\$3,180,000	\$2,150,000	\$2,420,000
Market Value per SqFt	\$42.60	\$50.00	\$56.00
Distance from Cooperative in miles		0.45	0.45

	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	\$903,434	\$572,903	\$611,615
Gross Income per SqFt	\$12.10	\$13.28	\$14.17
Full Market Value	\$3,180,000	\$2,150,000	\$2,420,000
Market Value per SqFt	\$42.60	\$50.00	\$56.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	106	96
Year Built	1941	1931	1931
Gross SqFt	79,000	76,630	72,700
Estimated Gross Income	\$1,256,100	\$1,219,183	\$1,122,870
Gross Income per SqFt	\$15.90	\$15.91	\$15.45
Full Market Value	\$5,110,000	\$4,960,000	\$4,570,000
Market Value per SqFt	\$65.00	\$65.00	\$63.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00189-0025	4-00184-0009	4-00184-0014
Address	43-08 41 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	50	49
Year Built	1937	1937	1937
Gross SqFt	53,500	40,800	40,800
Estimated Gross Income	\$648,955	\$483,321	\$557,580
Gross Income per SqFt	\$12.13	\$11.85	\$13.67
Full Market Value	\$2,290,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.80	\$42.00	\$51.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00194-0023	4-00860-0001	4-00859-0001
Address	45-08 40 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	124	60	60
Year Built	1922	1947	1947
Gross SqFt	121,714	45,417	45,417
Estimated Gross Income	\$1,923,081	\$716,762	\$716,762
Gross Income per SqFt	\$15.80	\$15.78	\$15.78
Full Market Value	\$7,820,000	\$2,920,000	\$2,920,000
Market Value per SqFt	\$64.00	\$64.00	\$64.00
Distance from Cooperative in miles		2.75	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0027	4-00184-0014	
Address	41-12 47 AVENUE	41-19 41 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	48	49	
Year Built	1937	1937	
Gross SqFt	42,232	40,800	
Estimated Gross Income	\$511,007	\$557,580	
Gross Income per SqFt	\$12.10	\$13.67	
Full Market Value	\$1,800,000	\$2,100,000	
Market Value per SqFt	\$42.60	\$51.00	
Distance from Cooperative in miles		0.35	

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0032	4-00184-0009	4-00184-0014
Address	47-20 42 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	50	49
Year Built	1938	1937	1937
Gross SqFt	64,890	40,800	40,800
Estimated Gross Income	\$785,169	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$2,770,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.35	0.35

	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	\$580,800	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$2,050,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
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	\$580,800	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$2,050,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 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	\$600,886	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$2,120,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00206-0101	4-00859-0001	4-00860-0001
Address	39-55 GREENPOINT AVENUE	20-75 27 STREET	20-65 26 STREET
Neighborhood	SUNNYSIDE	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	17	60	60
Year Built	1940	1947	1947
Gross SqFt	14,000	45,417	45,417
Estimated Gross Income	\$221,200	\$716,762	\$716,762
Gross Income per SqFt	\$15.80	\$15.78	\$15.78
Full Market Value	\$900,000	\$2,920,000	\$2,920,000
Market Value per SqFt	\$64.00	\$64.00	\$64.00
Distance from Cooperative in miles		2.95	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0025	4-00184-0009	4-00184-0014
Address	50-21 39 PLACE	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	50	49
Year Built	1961	1937	1937
Gross SqFt	29,725	40,800	40,800
Estimated Gross Income	\$359,672	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$1,270,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0042	4-00184-0009	4-00184-0014
Address	50-22 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	50	49
Year Built	1961	1937	1937
Gross SqFt	29,754	40,800	40,800
Estimated Gross Income	\$360,023	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$1,270,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00210-0022	4-00184-0009	4-00184-0014
Address	50-15 39 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	50	49
Year Built	1960	1937	1937
Gross SqFt	38,864	40,800	40,800
Estimated Gross Income	\$470,254	\$483,321	\$557,580
Gross Income per SqFt	\$12.10	\$11.85	\$13.67
Full Market Value	\$1,660,000	\$1,700,000	\$2,100,000
Market Value per SqFt	\$42.70	\$42.00	\$51.00
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00341-0001	4-00341-0021	4-00343-0024
Address	35-55 29 STREET	35-03 29 STREET	28-20 36 AVENUE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	48	72
Year Built	1929	1940	1929
Gross SqFt	47,000	35,568	78,660
Estimated Gross Income	\$515,510	\$489,250	\$745,344
Gross Income per SqFt	\$10.97	\$13.76	\$9.48
Full Market Value	\$1,820,000	\$1,940,000	\$2,460,000
Market Value per SqFt	\$38.70	\$55.00	\$31.30
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF QUEENS - 2008/09 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	\$4,498,885	\$1,255,609	\$1,033,754
Gross Income per SqFt	\$10.13	\$12.09	\$13.43
Full Market Value	\$15,200,000	\$4,430,000	\$3,890,000
Market Value per SqFt	\$34.20	\$43.00	\$51.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00534-0015	4-00580-0030	4-00189-0014
Address	14-17 31 AVENUE	32-02 29 STREET	43-23 40 STREET
Neighborhood	ASTORIA	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	63	74
Year Built	1914	1931	1930
Gross SqFt	28,704	48,000	52,000
Estimated Gross Income	\$388,652	\$744,498	\$718,819
Gross Income per SqFt	\$13.54	\$15.51	\$13.82
Full Market Value	\$1,460,000	\$3,030,000	\$2,850,000
Market Value per SqFt	\$51.00	\$63.00	\$55.00
Distance from Cooperative in miles		0.40	1.65

	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	82,500	46,692
Estimated Gross Income	\$6,697,944	\$930,577	\$510,651
Gross Income per SqFt	\$11.88	\$11.28	\$10.94
Full Market Value	\$23,600,000	\$3,280,000	\$1,800,000
Market Value per SqFt	\$41.90	\$40.00	\$38.60
Distance from Cooperative in miles		3.20	6.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00569-0056	4-01299-0024	4-01307-0018
Address	31-14 CRESCENT STREET	40-07 67 STREET	41-01 67 STREET
Neighborhood	ASTORIA	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	35	21
Year Built	1926	1921	1927
Gross SqFt	33,138	22,410	13,672
Estimated Gross Income	\$548,433	\$349,940	\$226,262
Gross Income per SqFt	\$16.55	\$15.62	\$16.55
Full Market Value	\$2,230,000	\$1,420,000	\$920,000
Market Value per SqFt	\$67.00	\$63.00	\$67.00
Distance from Cooperative in miles		2.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0020	4-01307-0018	4-01342-0009
Address	30-83 CRESCENT STREET	41-01 67 STREET	43-05 65 STREET
Neighborhood	ASTORIA	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	21	42
Year Built	1928	1927	1928
Gross SqFt	27,500	13,672	26,468
Estimated Gross Income	\$507,375	\$226,262	\$423,670
Gross Income per SqFt	\$18.45	\$16.55	\$16.01
Full Market Value	\$2,060,000	\$920,000	\$1,720,000
Market Value per SqFt	\$75.00	\$67.00	\$65.00
Distance from Cooperative in miles		2.10	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0023	4-01307-0018	4-01342-0009
Address	25-06 30 DRIVE	41-01 67 STREET	43-05 65 STREET
Neighborhood	ASTORIA	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	21	42
Year Built	1928	1927	1928
Gross SqFt	21,500	13,672	26,468
Estimated Gross Income	\$352,815	\$226,262	\$423,670
Gross Income per SqFt	\$16.41	\$16.55	\$16.01
Full Market Value	\$1,430,000	\$920,000	\$1,720,000
Market Value per SqFt	\$67.00	\$67.00	\$65.00
Distance from Cooperative in miles		2.10	2.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0018	4-15501-0002	4-12235-0022
Address	31-85 CRESCENT STREET	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	ASTORIA	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	116	3,724	231
Year Built	1960	1952	1962
Gross SqFt	92,250	644,035	214,496
Estimated Gross Income	\$1,166,040	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$12.64	\$12.64	\$12.64
Full Market Value	\$4,380,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$47.50	\$47.00	\$47.60
Distance from Cooperative in miles		14.10	9.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0042	4-15501-0002	4-12235-0022
Address	31-23 CRESCENT STREET	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	ASTORIA	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	26	3,724	231
Year Built	1971	1952	1962
Gross SqFt	16,800	644,035	214,496
Estimated Gross Income	\$212,352	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$12.64	\$12.64	\$12.64
Full Market Value	\$798,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$47.50	\$47.00	\$47.60
Distance from Cooperative in miles		14.10	9.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0055	4-00580-0030	
Address	25-40 31 AVENUE	32-02 29 STREET	
Neighborhood	ASTORIA	ASTORIA	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	121	63	
Year Built	1939	1931	
Gross SqFt	100,000	48,000	
Estimated Gross Income	\$1,354,000	\$744,498	
Gross Income per SqFt	\$13.54	\$15.51	
Full Market Value	\$5,090,000	\$3,030,000	
Market Value per SqFt	\$51.00	\$63.00	
Distance from Cooperative in miles		0.10	

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0024	4-00677-0070	4-05102-0015
Address	24-75 38 STREET	32-76 42 STREET	132-24 MAPLE AVENUE
Neighborhood	ASTORIA	ASTORIA	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	40	32
Year Built	1929	1937	1926
Gross SqFt	29,328	26,800	21,533
Estimated Gross Income	\$350,000	\$336,806	\$370,650
Gross Income per SqFt	\$11.93	\$12.57	\$17.21
Full Market Value	\$1,230,000	\$1,270,000	\$1,510,000
Market Value per SqFt	\$41.90	\$47.00	\$70.00
Distance from Cooperative in miles		0.75	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0029	4-00677-0070	4-05102-0015
Address	24-65 38 STREET	32-76 42 STREET	132-24 MAPLE AVENUE
Neighborhood	ASTORIA	ASTORIA	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	40	32
Year Built	1929	1937	1926
Gross SqFt	29,328	26,800	21,533
Estimated Gross Income	\$350,000	\$336,806	\$370,650
Gross Income per SqFt	\$11.93	\$12.57	\$17.21
Full Market Value	\$1,230,000	\$1,270,000	\$1,510,000
Market Value per SqFt	\$41.90	\$47.00	\$70.00
Distance from Cooperative in miles		0.75	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0034	4-00841-0042	4-05102-0015
Address	24-51 38 STREET	24-24 29 STREET	132-24 MAPLE AVENUE
Neighborhood	ASTORIA	ASTORIA	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	27	32
Year Built	1929	1924	1926
Gross SqFt	29,328	22,800	21,533
Estimated Gross Income	\$350,000	\$278,389	\$370,650
Gross Income per SqFt	\$11.93	\$12.21	\$17.21
Full Market Value	\$1,230,000	\$1,050,000	\$1,510,000
Market Value per SqFt	\$41.90	\$46.00	\$70.00
Distance from Cooperative in miles		0.45	4.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0039	4-00677-0070	4-05102-0015
Address	24-39 38 STREET	32-76 42 STREET	132-24 MAPLE AVENUE
Neighborhood	ASTORIA	ASTORIA	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	40	32
Year Built	1929	1937	1926
Gross SqFt	24,508	26,800	21,533
Estimated Gross Income	\$298,000	\$336,806	\$370,650
Gross Income per SqFt	\$12.16	\$12.57	\$17.21
Full Market Value	\$1,050,000	\$1,270,000	\$1,510,000
Market Value per SqFt	\$42.80	\$47.00	\$70.00
Distance from Cooperative in miles		0.75	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00709-0028	4-01268-0051	4-01468-0001
Address	44-02 NEWTOWN ROAD	34-31 81 STREET	94-02 35 AVENUE
Neighborhood	ASTORIA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	84	144
Year Built	1930	1937	1934
Gross SqFt	80,382	93,936	111,648
Estimated Gross Income	\$910,000	\$971,509	\$1,480,910
Gross Income per SqFt	\$11.32	\$10.34	\$13.26
Full Market Value	\$3,210,000	\$3,280,000	\$5,570,000
Market Value per SqFt	\$39.90	\$35.00	\$49.90
Distance from Cooperative in miles		1.60	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00872-0068	4-12148-0100	
Address	25-34 CRESCENT STREET	159-01 110 AVENUE	
Neighborhood	ASTORIA	SOUTH JAMAICA	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	83	330	
Year Built	1965	1967	
Gross SqFt	66,100	352,800	
Estimated Gross Income	\$886,401	\$3,573,864	
Gross Income per SqFt	\$13.41	\$10.13	
Full Market Value	\$3,330,000	\$12,100,000	
Market Value per SqFt	\$50.00	\$34.00	
Distance from Cooperative in miles		8.80	

BOROUGH OF QUEENS - 2008/09 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	\$6,628,987	\$577,779	\$1,297,339
Gross Income per SqFt	\$8.92	\$12.38	\$11.97
Full Market Value	\$21,800,000	\$2,170,000	\$4,570,000
Market Value per SqFt	\$29.30	\$47.00	\$42.20
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	\$519,858	\$793,994	\$1,561,574
Gross Income per SqFt	\$8.92	\$10.80	\$10.74
Full Market Value	\$1,710,000	\$2,680,000	\$4,790,000
Market Value per SqFt	\$29.30	\$37.00	\$32.90
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	\$519,858	\$793,994	\$1,561,574
Gross Income per SqFt	\$8.92	\$10.80	\$10.74
Full Market Value	\$1,710,000	\$2,680,000	\$4,790,000
Market Value per SqFt	\$29.30	\$37.00	\$32.90
Distance from Cooperative in miles		6.90	13.50

BOROUGH OF QUEENS - 2008/09 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	\$649,836	\$349,940	\$335,000
Gross Income per SqFt	\$16.41	\$15.62	\$14.25
Full Market Value	\$2,640,000	\$1,420,000	\$1,330,000
Market Value per SqFt	\$67.00	\$63.00	\$57.00
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	\$2,847,698	\$626,972	\$384,500
Gross Income per SqFt	\$21.67	\$20.48	\$15.38
Full Market Value	\$12,700,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$97.00	\$91.00	\$62.00
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	\$938,650	\$1,945,916	\$6,253,412
Gross Income per SqFt	\$11.57	\$14.83	\$18.69
Full Market Value	\$3,310,000	\$5,500,000	\$25,400,000
Market Value per SqFt	\$40.80	\$42.00	\$76.00
Distance from Cooperative in miles		2.20	12.50

BOROUGH OF QUEENS - 2008/09 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	\$469,813	\$611,615	\$524,904
Gross Income per SqFt	\$12.52	\$14.17	\$13.27
Full Market Value	\$1,770,000	\$2,420,000	\$1,970,000
Market Value per SqFt	\$47.20	\$56.00	\$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	\$1,504,100	\$1,945,916	\$6,253,412
Gross Income per SqFt	\$11.57	\$14.83	\$18.69
Full Market Value	\$5,300,000	\$5,500,000	\$25,400,000
Market Value per SqFt	\$40.80	\$42.00	\$76.00
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	\$335,048	\$138,437	\$109,000
Gross Income per SqFt	\$10.85	\$8.76	\$12.01
Full Market Value	\$1,180,000	\$456,000	\$384,000
Market Value per SqFt	\$38.20	\$29.00	\$42.30
Distance from Cooperative in miles		5.30	4.25

BOROUGH OF QUEENS - 2008/09 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	\$1,682,035	\$1,945,916	\$6,253,412
Gross Income per SqFt	\$11.57	\$14.83	\$18.69
Full Market Value	\$5,930,000	\$5,500,000	\$25,400,000
Market Value per SqFt	\$40.80	\$42.00	\$76.00
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	82,500	46,692
Estimated Gross Income	\$483,718	\$930,577	\$510,651
Gross Income per SqFt	\$11.57	\$11.28	\$10.94
Full Market Value	\$1,710,000	\$3,280,000	\$1,800,000
Market Value per SqFt	\$40.90	\$40.00	\$38.60
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	\$461,180	\$793,994	\$1,561,574
Gross Income per SqFt	\$11.57	\$10.80	\$10.74
Full Market Value	\$1,630,000	\$2,680,000	\$4,790,000
Market Value per SqFt	\$40.90	\$37.00	\$32.90
Distance from Cooperative in miles		6.60	13.00

BOROUGH OF QUEENS - 2008/09 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	\$1,324,829	\$677,014	\$241,090
Gross Income per SqFt	\$14.38	\$13.10	\$12.52
Full Market Value	\$5,250,000	\$2,540,000	\$906,000
Market Value per SqFt	\$57.00	\$49.00	\$47.10
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	\$1,903,120	\$6,253,412	
Gross Income per SqFt	\$9.19	\$18.69	
Full Market Value	\$6,270,000	\$25,400,000	
Market Value per SqFt	\$30.30	\$76.00	
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	\$4,061,328	\$1,945,916	\$6,253,412
Gross Income per SqFt	\$9.19	\$14.83	\$18.69
Full Market Value	\$13,400,000	\$5,500,000	\$25,400,000
Market Value per SqFt	\$30.30	\$42.00	\$76.00
Distance from Cooperative in miles		2.15	12.60

BOROUGH OF QUEENS - 2008/09 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	\$2,807,236	\$1,401,784	\$1,545,040
Gross Income per SqFt	\$13.48	\$13.48	\$12.40
Full Market Value	\$10,600,000	\$5,270,000	\$5,810,000
Market Value per SqFt	\$51.00	\$51.00	\$46.60
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	240	37
Year Built	1937	1938	1925
Gross SqFt	106,308	236,400	37,260
Estimated Gross Income	\$812,193	\$2,971,163	\$534,571
Gross Income per SqFt	\$7.64	\$12.57	\$14.35
Full Market Value	\$2,490,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$23.42	\$41.00	\$44.00
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	\$1,723,282	\$577,779	\$655,708
Gross Income per SqFt	\$8.92	\$12.38	\$13.10
Full Market Value	\$5,680,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$29.40	\$47.00	\$49.10
Distance from Cooperative in miles		0.75	5.30

BOROUGH OF QUEENS - 2008/09 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	\$2,155,491	\$3,573,864	\$4,074,665
Gross Income per SqFt	\$11.57	\$10.13	\$12.63
Full Market Value	\$7,600,000	\$12,100,000	\$15,300,000
Market Value per SqFt	\$40.80	\$34.00	\$47.40
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	82,500	46,692
Estimated Gross Income	\$691,376	\$930,577	\$510,651
Gross Income per SqFt	\$11.57	\$11.28	\$10.94
Full Market Value	\$2,440,000	\$3,280,000	\$1,800,000
Market Value per SqFt	\$40.80	\$40.00	\$38.60
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	\$1,811,288	\$3,573,864	\$4,074,665
Gross Income per SqFt	\$13.41	\$10.13	\$12.63
Full Market Value	\$6,810,000	\$12,100,000	\$15,300,000
Market Value per SqFt	\$50.00	\$34.00	\$47.40
Distance from Cooperative in miles		6.60	13.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01263-0001	4-15501-0002	4-12235-0022
Address	76-10 34 AVENUE	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	JACKSON HEIGHTS	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	109	3,724	231
Year Built	1950	1952	1962
Gross SqFt	96,000	644,035	214,496
Estimated Gross Income	\$1,213,440	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$12.64	\$12.64	\$12.64
Full Market Value	\$4,560,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$47.50	\$47.00	\$47.60
Distance from Cooperative in miles		12.20	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	\$1,685,303	\$626,972	\$384,500
Gross Income per SqFt	\$18.53	\$20.48	\$15.38
Full Market Value	\$6,850,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$75.00	\$91.00	\$62.00
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	\$2,112,420	\$626,972	\$384,500
Gross Income per SqFt	\$18.53	\$20.48	\$15.38
Full Market Value	\$8,590,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$75.00	\$91.00	\$62.00
Distance from Cooperative in miles		0.50	0.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0035	4-00769-0001	4-00137-0020
Address	77-11 35 AVENUE	45-02 DITMARS BOULEVARD	41-15 46 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	97	200	96
Year Built	1941	1900	1931
Gross SqFt	112,760	251,350	73,197
Estimated Gross Income	\$2,089,442	\$4,657,515	\$1,176,753
Gross Income per SqFt	\$18.53	\$18.53	\$16.08
Full Market Value	\$8,500,000	\$18,900,000	\$4,790,000
Market Value per SqFt	\$75.00	\$75.00	\$65.00
Distance from Cooperative in miles		1.45	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	\$579,800	\$680,016	\$584,000
Gross Income per SqFt	\$8.92	\$11.33	\$11.26
Full Market Value	\$1,910,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.40	\$40.00	\$39.70
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	\$583,700	\$680,016	\$584,000
Gross Income per SqFt	\$8.98	\$11.33	\$11.26
Full Market Value	\$1,920,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.50	\$40.00	\$39.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 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	\$583,700	\$680,016	\$584,000
Gross Income per SqFt	\$8.98	\$11.33	\$11.26
Full Market Value	\$1,920,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.50	\$40.00	\$39.70
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	\$583,700	\$680,016	\$584,000
Gross Income per SqFt	\$8.98	\$11.33	\$11.26
Full Market Value	\$1,920,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.50	\$40.00	\$39.70
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	\$583,700	\$680,016	\$584,000
Gross Income per SqFt	\$8.98	\$11.33	\$11.26
Full Market Value	\$1,920,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.50	\$40.00	\$39.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 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	\$583,700	\$680,016	\$584,000
Gross Income per SqFt	\$8.98	\$11.33	\$11.26
Full Market Value	\$1,920,000	\$2,400,000	\$2,060,000
Market Value per SqFt	\$29.50	\$40.00	\$39.70
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	\$1,909,050	\$4,256,300	\$11,310,145
Gross Income per SqFt	\$11.57	\$27.50	\$10.13
Full Market Value	\$6,730,000	\$20,600,000	\$38,200,000
Market Value per SqFt	\$40.80	\$133.00	\$34.20
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	\$457,944	\$577,779	\$655,708
Gross Income per SqFt	\$8.98	\$12.38	\$13.10
Full Market Value	\$1,510,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$29.60	\$47.00	\$49.10
Distance from Cooperative in miles		0.75	5.30

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	236,400	37,260
Estimated Gross Income	\$150,864	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$497,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	236,400	37,260
Estimated Gross Income	\$150,864	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$497,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	236,400	37,260
Estimated Gross Income	\$128,009	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$422,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
Distance from Cooperative in miles		2.25	12.40

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,530	236,400	37,260
Estimated Gross Income	\$139,459	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$460,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,530	236,400	37,260
Estimated Gross Income	\$118,649	\$2,971,163	\$534,571
Gross Income per SqFt	\$7.64	\$12.57	\$14.35
Full Market Value	\$364,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$23.44	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	236,400	37,260
Estimated Gross Income	\$128,009	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$422,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
Distance from Cooperative in miles		2.25	12.40

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	236,400	37,260
Estimated Gross Income	\$150,864	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$497,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,800	236,400	37,260
Estimated Gross Income	\$150,864	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$497,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	14,255	236,400	37,260
Estimated Gross Income	\$128,009	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$422,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
Distance from Cooperative in miles		2.25	12.40

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,380	236,400	37,260
Estimated Gross Income	\$147,092	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$485,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	16,380	236,400	37,260
Estimated Gross Income	\$147,092	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$485,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	240	37
Year Built	1922	1938	1925
Gross SqFt	15,105	236,400	37,260
Estimated Gross Income	\$135,642	\$2,971,163	\$534,571
Gross Income per SqFt	\$8.98	\$12.57	\$14.35
Full Market Value	\$447,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$29.60	\$41.00	\$44.00
Distance from Cooperative in miles		2.25	12.40

BOROUGH OF QUEENS - 2008/09 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	\$1,098,065	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$3,870,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
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	\$1,016,100	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$3,580,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
Distance from Cooperative in miles		0.65	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01271-0014	4-00769-0001	4-00137-0020
Address	35-20 72 STREET	45-02 DITMARS BOULEVARD	41-15 46 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	54	200	96
Year Built	1936	1900	1931
Gross SqFt	61,956	251,350	73,197
Estimated Gross Income	\$798,612	\$4,657,515	\$1,176,753
Gross Income per SqFt	\$12.89	\$18.53	\$16.08
Full Market Value	\$3,000,000	\$18,900,000	\$4,790,000
Market Value per SqFt	\$48.40	\$75.00	\$65.00
Distance from Cooperative in miles		1.45	1.25

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	240	37
Year Built	1936	1938	1925
Gross SqFt	53,502	236,400	37,260
Estimated Gross Income	\$604,037	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$2,130,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.80	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	240	37
Year Built	1937	1938	1925
Gross SqFt	99,552	236,400	37,260
Estimated Gross Income	\$1,123,942	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$3,960,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.80	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	240	37
Year Built	1937	1938	1925
Gross SqFt	58,020	236,400	37,260
Estimated Gross Income	\$655,045	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$2,310,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.80	\$41.00	\$44.00
Distance from Cooperative in miles		2.40	12.50

BOROUGH OF QUEENS - 2008/09 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	\$2,638,862	\$626,972	\$2,289,094
Gross Income per SqFt	\$15.31	\$20.48	\$15.57
Full Market Value	\$10,700,000	\$2,800,000	\$9,310,000
Market Value per SqFt	\$62.00	\$91.00	\$63.00
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	\$963,360	\$577,779	\$655,708
Gross Income per SqFt	\$8.92	\$12.38	\$13.10
Full Market Value	\$3,180,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$29.40	\$47.00	\$49.10
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	\$932,140	\$577,779	\$655,708
Gross Income per SqFt	\$8.92	\$12.38	\$13.10
Full Market Value	\$3,070,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$29.40	\$47.00	\$49.10
Distance from Cooperative in miles		0.95	5.30

BOROUGH OF QUEENS - 2008/09 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	\$692,977	\$577,779	\$655,708
Gross Income per SqFt	\$8.92	\$12.38	\$13.10
Full Market Value	\$2,280,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$29.30	\$47.00	\$49.10
Distance from Cooperative in miles		0.90	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0012	4-00435-0029	4-03620-0021
Address	35-14 77 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	13,371	15,976	32,000
Estimated Gross Income	\$122,879	\$235,000	\$955,520
Gross Income per SqFt	\$9.19	\$14.71	\$29.90
Full Market Value	\$405,000	\$932,000	\$4,630,000
Market Value per SqFt	\$30.30	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0015	4-00435-0029	4-03620-0021
Address	35-20 77 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	15,006	15,976	32,000
Estimated Gross Income	\$137,905	\$235,000	\$955,520
Gross Income per SqFt	\$9.19	\$14.71	\$29.90
Full Market Value	\$455,000	\$932,000	\$4,630,000
Market Value per SqFt	\$30.30	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	3.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0019	4-00435-0029	4-03620-0021
Address	35-28 77 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	13,289	15,976	32,000
Estimated Gross Income	\$122,126	\$235,000	\$955,520
Gross Income per SqFt	\$9.19	\$14.71	\$29.90
Full Market Value	\$403,000	\$932,000	\$4,630,000
Market Value per SqFt	\$30.30	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0022	4-00435-0029	4-03620-0021
Address	35-34 77 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	15,806	15,976	32,000
Estimated Gross Income	\$145,257	\$235,000	\$955,520
Gross Income per SqFt	\$9.19	\$14.71	\$29.90
Full Market Value	\$479,000	\$932,000	\$4,630,000
Market Value per SqFt	\$30.30	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0050	4-00435-0029	4-03620-0021
Address	35-55 76 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	13,371	15,976	32,000
Estimated Gross Income	\$144,941	\$235,000	\$955,520
Gross Income per SqFt	\$10.84	\$14.71	\$29.90
Full Market Value	\$511,000	\$932,000	\$4,630,000
Market Value per SqFt	\$38.20	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	3.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0053	4-00435-0029	4-03620-0021
Address	35-49 76 STREET	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	JACKSON HEIGHTS	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	20	44
Year Built	1921	1907	1921
Gross SqFt	15,006	15,976	32,000
Estimated Gross Income	\$162,665	\$235,000	\$955,520
Gross Income per SqFt	\$10.84	\$14.71	\$29.90
Full Market Value	\$573,000	\$932,000	\$4,630,000
Market Value per SqFt	\$38.20	\$58.00	\$145.00
Distance from Cooperative in miles		2.80	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	\$1,149,954	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$4,050,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
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	\$1,267,810	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$4,470,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
Distance from Cooperative in miles		0.85	5.30

BOROUGH OF QUEENS - 2008/09 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	\$740,940	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$2,610,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
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	\$1,305,124	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$4,600,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
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	\$203,033	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$716,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 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	\$200,919	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$708,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$201,569	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$711,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$200,919	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$708,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 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	\$146,788	\$86,578	\$127,600
Gross Income per SqFt	\$8.03	\$8.48	\$12.50
Full Market Value	\$451,000	\$285,000	\$480,000
Market Value per SqFt	\$24.67	\$28.00	\$47.00
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	\$178,860	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$631,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$178,047	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$628,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 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	\$178,047	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$628,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$178,047	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$628,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$178,047	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$628,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 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	\$178,047	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$628,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$118,992	\$86,578	\$127,600
Gross Income per SqFt	\$9.19	\$8.48	\$12.50
Full Market Value	\$392,000	\$285,000	\$480,000
Market Value per SqFt	\$30.30	\$28.00	\$47.00
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	\$140,356	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$495,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2008/09 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	\$140,356	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$495,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$140,356	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$495,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$149,028	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$525,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2008/09 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	\$157,700	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$556,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$149,028	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$525,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$914,490	\$577,779	\$655,708
Gross Income per SqFt	\$11.29	\$12.38	\$13.10
Full Market Value	\$3,220,000	\$2,170,000	\$2,460,000
Market Value per SqFt	\$39.80	\$47.00	\$49.10
Distance from Cooperative in miles		0.75	5.20

BOROUGH OF QUEENS - 2008/09 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	\$790,300	\$4,256,300	\$11,310,145
Gross Income per SqFt	\$11.29	\$27.50	\$10.13
Full Market Value	\$2,790,000	\$20,600,000	\$38,200,000
Market Value per SqFt	\$39.90	\$133.00	\$34.20
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	\$146,014	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$515,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$145,472	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$513,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2008/09 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	\$145,472	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$513,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$136,800	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$482,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$136,800	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$482,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2008/09 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	\$136,800	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$482,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$136,800	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$482,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$205,797	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$725,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2008/09 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	\$205,797	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$725,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$205,797	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$725,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
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	\$205,797	\$86,578	\$127,600
Gross Income per SqFt	\$10.84	\$8.48	\$12.50
Full Market Value	\$725,000	\$285,000	\$480,000
Market Value per SqFt	\$38.20	\$28.00	\$47.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	240	37
Year Built	1936	1938	1925
Gross SqFt	68,406	236,400	37,260
Estimated Gross Income	\$522,622	\$2,971,163	\$534,571
Gross Income per SqFt	\$7.64	\$12.57	\$14.35
Full Market Value	\$1,600,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$23.39	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	240	37
Year Built	1937	1938	1925
Gross SqFt	32,886	236,400	37,260
Estimated Gross Income	\$371,282	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$1,310,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.80	\$41.00	\$44.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	240	37
Year Built	1937	1938	1925
Gross SqFt	59,628	236,400	37,260
Estimated Gross Income	\$673,200	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$2,370,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.70	\$41.00	\$44.00
Distance from Cooperative in miles		2.10	12.30

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	240	37
Year Built	1930	1938	1925
Gross SqFt	79,164	236,400	37,260
Estimated Gross Income	\$893,761	\$2,971,163	\$534,571
Gross Income per SqFt	\$11.29	\$12.57	\$14.35
Full Market Value	\$3,150,000	\$9,790,000	\$1,640,000
Market Value per SqFt	\$39.80	\$41.00	\$44.00
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	\$1,241,900	\$744,498	\$718,819
Gross Income per SqFt	\$11.29	\$15.51	\$13.82
Full Market Value	\$4,380,000	\$3,030,000	\$2,850,000
Market Value per SqFt	\$39.80	\$63.00	\$55.00
Distance from Cooperative in miles		2.00	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01283-0016	4-15501-0002	4-12235-0022
Address	37-30 73 STREET	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	JACKSON HEIGHTS	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	87	3,724	231
Year Built	1962	1952	1962
Gross SqFt	72,868	644,035	214,496
Estimated Gross Income	\$1,050,027	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$14.41	\$12.64	\$12.64
Full Market Value	\$4,160,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$57.00	\$47.00	\$47.60
Distance from Cooperative in miles		12.10	7.20

BOROUGH OF QUEENS - 2008/09 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	\$2,313,856	\$626,972	\$2,289,094
Gross Income per SqFt	\$14.41	\$20.48	\$15.57
Full Market Value	\$9,170,000	\$2,800,000	\$9,310,000
Market Value per SqFt	\$57.00	\$91.00	\$63.00
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	D1-ELEVATOR
Total Units	44	302	312
Year Built	1921	1938	1939
Gross SqFt	56,840	297,876	308,016
Estimated Gross Income	\$587,157	\$3,938,520	\$3,686,544
Gross Income per SqFt	\$10.33	\$13.22	\$11.97
Full Market Value	\$1,980,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$34.80	\$45.00	\$42.20
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	\$913,517	\$744,498	\$718,819
Gross Income per SqFt	\$13.54	\$15.51	\$13.82
Full Market Value	\$3,430,000	\$3,030,000	\$2,850,000
Market Value per SqFt	\$51.00	\$63.00	\$55.00
Distance from Cooperative in miles		2.45	2.00

BOROUGH OF QUEENS - 2008/09 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	\$269,750	\$269,693	\$269,693
Gross Income per SqFt	\$13.00	\$13.00	\$13.00
Full Market Value	\$1,010,000	\$1,010,000	\$1,010,000
Market Value per SqFt	\$48.70	\$49.00	\$48.70
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	\$1,079,000	\$1,534,432	\$677,591
Gross Income per SqFt	\$13.00	\$11.94	\$13.59
Full Market Value	\$4,060,000	\$5,410,000	\$2,690,000
Market Value per SqFt	\$48.90	\$42.00	\$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	\$415,492	\$349,940	\$375,788
Gross Income per SqFt	\$15.62	\$15.62	\$13.30
Full Market Value	\$1,690,000	\$1,420,000	\$1,410,000
Market Value per SqFt	\$64.00	\$63.00	\$49.90
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF QUEENS - 2008/09 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	\$1,151,035	\$1,150,404	\$969,377
Gross Income per SqFt	\$15.09	\$15.09	\$13.52
Full Market Value	\$4,560,000	\$4,560,000	\$3,640,000
Market Value per SqFt	\$60.00	\$60.00	\$51.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01314-0011	4-15501-0002	4-12235-0022
Address	41-31 51 STREET	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	WOODSIDE	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	3,724	231
Year Built	1964	1952	1962
Gross SqFt	67,416	644,035	214,496
Estimated Gross Income	\$1,017,307	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$15.09	\$12.64	\$12.64
Full Market Value	\$4,030,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$60.00	\$47.00	\$47.60
Distance from Cooperative in miles		12.60	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	\$1,292,208	\$1,111,284	\$860,147
Gross Income per SqFt	\$15.06	\$15.06	\$13.44
Full Market Value	\$5,120,000	\$4,410,000	\$3,230,000
Market Value per SqFt	\$60.00	\$60.00	\$50.00
Distance from Cooperative in miles		1.20	0.30

BOROUGH OF QUEENS - 2008/09 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	\$1,943,235	\$609,191	\$688,840
Gross Income per SqFt	\$14.19	\$14.19	\$16.46
Full Market Value	\$7,700,000	\$2,410,000	\$2,800,000
Market Value per SqFt	\$56.00	\$56.00	\$67.00
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	D1-ELEVATOR
Total Units	396	357	419
Year Built	1952	1958	1960
Gross SqFt	399,204	298,620	470,000
Estimated Gross Income	\$5,189,652	\$4,620,453	\$5,208,126
Gross Income per SqFt	\$13.00	\$15.47	\$11.08
Full Market Value	\$19,500,000	\$18,800,000	\$18,400,000
Market Value per SqFt	\$48.80	\$63.00	\$39.10
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	396	419	357
Year Built	1953	1960	1958
Gross SqFt	399,204	470,000	298,620
Estimated Gross Income	\$5,189,652	\$5,208,126	\$4,620,453
Gross Income per SqFt	\$13.00	\$11.08	\$15.47
Full Market Value	\$19,500,000	\$18,400,000	\$18,800,000
Market Value per SqFt	\$48.80	\$39.00	\$63.00
Distance from Cooperative in miles		2.00	0.85

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	330	357	419
Year Built	1952	1958	1960
Gross SqFt	332,660	298,620	470,000
Estimated Gross Income	\$4,324,580	\$4,620,453	\$5,208,126
Gross Income per SqFt	\$13.00	\$15.47	\$11.08
Full Market Value	\$16,300,000	\$18,800,000	\$18,400,000
Market Value per SqFt	\$49.00	\$63.00	\$39.10
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	\$512,318	\$579,491	\$578,083
Gross Income per SqFt	\$12.40	\$12.37	\$12.34
Full Market Value	\$1,930,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.70	\$47.00	\$46.30
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	77,238
Estimated Gross Income	\$930,306	\$643,345	\$980,975
Gross Income per SqFt	\$13.00	\$13.32	\$12.70
Full Market Value	\$3,500,000	\$2,420,000	\$3,690,000
Market Value per SqFt	\$48.90	\$50.00	\$47.80
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2008/09 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	48,900	76,512
Estimated Gross Income	\$775,000	\$504,825	\$820,961
Gross Income per SqFt	\$10.50	\$10.32	\$10.73
Full Market Value	\$2,620,000	\$1,710,000	\$2,770,000
Market Value per SqFt	\$35.50	\$35.00	\$36.20
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	48,900	76,512
Estimated Gross Income	\$542,115	\$504,825	\$820,961
Gross Income per SqFt	\$10.50	\$10.32	\$10.73
Full Market Value	\$1,830,000	\$1,710,000	\$2,770,000
Market Value per SqFt	\$35.40	\$35.00	\$36.20
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	48,900	76,512
Estimated Gross Income	\$775,000	\$504,825	\$820,961
Gross Income per SqFt	\$10.50	\$10.32	\$10.73
Full Market Value	\$2,620,000	\$1,710,000	\$2,770,000
Market Value per SqFt	\$35.50	\$35.00	\$36.20
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF QUEENS - 2008/09 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	\$4,876,740	\$4,840,000	\$4,950,000
Gross Income per SqFt	\$13.20	\$15.25	\$15.60
Full Market Value	\$18,300,000	\$19,700,000	\$20,100,000
Market Value per SqFt	\$49.50	\$62.00	\$63.00
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	369,450	317,277	317,305
Estimated Gross Income	\$4,876,740	\$4,840,000	\$4,950,000
Gross Income per SqFt	\$13.20	\$15.25	\$15.60
Full Market Value	\$18,300,000	\$19,700,000	\$20,100,000
Market Value per SqFt	\$49.50	\$62.00	\$63.00
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	369,540	317,277	317,305
Estimated Gross Income	\$4,876,740	\$4,840,000	\$4,950,000
Gross Income per SqFt	\$13.20	\$15.25	\$15.60
Full Market Value	\$18,300,000	\$19,700,000	\$20,100,000
Market Value per SqFt	\$49.50	\$62.00	\$63.00
Distance from Cooperative in miles		2.65	2.65

BOROUGH OF QUEENS - 2008/09 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	239,600	231,521
Estimated Gross Income	\$2,957,760	\$2,745,542	\$2,773,292
Gross Income per SqFt	\$12.00	\$11.46	\$11.98
Full Market Value	\$10,400,000	\$9,680,000	\$9,780,000
Market Value per SqFt	\$42.20	\$40.00	\$42.20
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	\$481,693	\$579,491	\$578,083
Gross Income per SqFt	\$12.30	\$12.37	\$12.34
Full Market Value	\$1,810,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.20	\$47.00	\$46.30
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	\$481,693	\$579,491	\$578,083
Gross Income per SqFt	\$12.30	\$12.37	\$12.34
Full Market Value	\$1,810,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.20	\$47.00	\$46.30
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
Distance from Cooperative in miles		0.70	0.80

BOROUGH OF QUEENS - 2008/09 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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
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	\$179,400	\$211,598	\$206,880
Gross Income per SqFt	\$11.50	\$10.93	\$12.23
Full Market Value	\$632,000	\$746,000	\$778,000
Market Value per SqFt	\$40.50	\$39.00	\$46.00
Distance from Cooperative in miles		0.70	0.80

BOROUGH OF QUEENS - 2008/09 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	\$1,389,557	\$1,480,910	\$1,708,357
Gross Income per SqFt	\$13.30	\$13.26	\$17.35
Full Market Value	\$5,220,000	\$5,570,000	\$6,950,000
Market Value per SqFt	\$50.00	\$50.00	\$71.00
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	156,000	176,000	104,000
Estimated Gross Income	\$2,106,000	\$2,320,973	\$1,401,784
Gross Income per SqFt	\$13.50	\$13.19	\$13.48
Full Market Value	\$7,920,000	\$8,720,000	\$5,270,000
Market Value per SqFt	\$51.00	\$50.00	\$51.00
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	\$1,389,557	\$1,480,910	\$1,708,357
Gross Income per SqFt	\$13.30	\$13.26	\$17.35
Full Market Value	\$5,220,000	\$5,570,000	\$6,950,000
Market Value per SqFt	\$50.00	\$50.00	\$71.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$811,800	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$2,860,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.80	\$37.00	\$36.20
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	76,512
Estimated Gross Income	\$811,800	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$2,860,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.80	\$37.00	\$36.20
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	76,512
Estimated Gross Income	\$811,800	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.99	\$11.01	\$10.73
Full Market Value	\$2,860,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.70	\$37.00	\$36.20
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF QUEENS - 2008/09 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	\$662,090	\$579,491	\$578,083
Gross Income per SqFt	\$12.40	\$12.37	\$12.34
Full Market Value	\$2,490,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.60	\$47.00	\$46.30
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	\$662,100	\$579,491	\$578,083
Gross Income per SqFt	\$12.40	\$12.37	\$12.34
Full Market Value	\$2,490,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.60	\$47.00	\$46.30
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	76,512
Estimated Gross Income	\$982,800	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$3,460,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.70	\$37.00	\$36.20
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$982,800	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$3,460,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.70	\$37.00	\$36.20
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	\$1,476,000	\$2,320,973	\$1,401,784
Gross Income per SqFt	\$15.00	\$13.19	\$13.48
Full Market Value	\$5,850,000	\$8,720,000	\$5,270,000
Market Value per SqFt	\$59.00	\$50.00	\$51.00
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	111,770	100,000	76,512
Estimated Gross Income	\$1,229,470	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$4,150,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$37.10	\$37.00	\$36.20
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$796,000	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.01	\$11.01	\$10.73
Full Market Value	\$2,810,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.90	\$37.00	\$36.20
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	\$270,668	\$228,128	\$206,123
Gross Income per SqFt	\$13.75	\$12.92	\$15.64
Full Market Value	\$1,070,000	\$858,000	\$838,000
Market Value per SqFt	\$54.00	\$49.00	\$64.00
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	\$270,668	\$228,128	\$206,123
Gross Income per SqFt	\$13.75	\$12.92	\$15.64
Full Market Value	\$1,070,000	\$858,000	\$838,000
Market Value per SqFt	\$54.00	\$49.00	\$64.00
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF QUEENS - 2008/09 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	\$935,022	\$1,381,453	\$927,384
Gross Income per SqFt	\$11.00	\$14.40	\$9.33
Full Market Value	\$3,300,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$38.80	\$57.00	\$30.80
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	\$1,381,453	\$927,384
Gross Income per SqFt	\$11.00	\$14.40	\$9.33
Full Market Value	\$3,300,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$38.80	\$57.00	\$30.80
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	\$822,969	\$1,381,453	\$927,384
Gross Income per SqFt	\$10.50	\$14.40	\$9.33
Full Market Value	\$2,780,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$35.50	\$57.00	\$30.80
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF QUEENS - 2008/09 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	\$212,500	\$192,140	\$194,104
Gross Income per SqFt	\$12.50	\$12.20	\$12.98
Full Market Value	\$799,000	\$722,000	\$730,000
Market Value per SqFt	\$47.00	\$46.00	\$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	\$1,381,453	\$927,384
Gross Income per SqFt	\$11.00	\$14.40	\$9.33
Full Market Value	\$4,240,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$38.70	\$57.00	\$30.80
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	\$1,291,500	\$1,381,453	\$927,384
Gross Income per SqFt	\$10.50	\$14.40	\$9.33
Full Market Value	\$4,360,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$35.40	\$57.00	\$30.80
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$956,836	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$3,230,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.10	\$37.00	\$36.20
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	298,620	317,305
Estimated Gross Income	\$4,451,355	\$4,620,453	\$4,950,000
Gross Income per SqFt	\$14.50	\$15.47	\$15.60
Full Market Value	\$17,600,000	\$18,800,000	\$20,100,000
Market Value per SqFt	\$57.00	\$63.00	\$63.00
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	\$660,523	\$579,491	\$578,083
Gross Income per SqFt	\$12.40	\$12.37	\$12.34
Full Market Value	\$2,480,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.60	\$47.00	\$46.30
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$900,900	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$3,180,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.80	\$37.00	\$36.20
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	\$1,066,797	\$1,381,453	\$927,384
Gross Income per SqFt	\$13.50	\$14.40	\$9.33
Full Market Value	\$4,010,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$51.00	\$57.00	\$30.80
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	\$737,023	\$579,491	\$578,083
Gross Income per SqFt	\$12.35	\$12.37	\$12.34
Full Market Value	\$2,770,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.40	\$47.00	\$46.30
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2008/09 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	76,512
Estimated Gross Income	\$896,809	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$3,030,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.20	\$37.00	\$36.20
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	\$182,325	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$685,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$219,810	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$826,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF QUEENS - 2008/09 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	\$240,975	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$906,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$219,810	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$826,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$182,325	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$685,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF QUEENS - 2008/09 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	\$182,325	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$685,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$219,810	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$826,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$241,102	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$906,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF QUEENS - 2008/09 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	\$219,810	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$826,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$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	\$182,388	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$686,000	\$722,000	\$730,000
Market Value per SqFt	\$48.00	\$46.00	\$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	D1-ELEVATOR	D7-ELEVATOR
Total Units	168	194	133
Year Built	1951	1956	1946
Gross SqFt	168,600	172,494	142,260
Estimated Gross Income	\$1,938,900	\$2,240,993	\$1,392,902
Gross Income per SqFt	\$11.50	\$12.99	\$9.79
Full Market Value	\$6,830,000	\$8,420,000	\$4,710,000
Market Value per SqFt	\$40.50	\$49.00	\$33.10
Distance from Cooperative in miles		0.60	1.90

BOROUGH OF QUEENS - 2008/09 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	48,900
Estimated Gross Income	\$731,367	\$643,345	\$504,825
Gross Income per SqFt	\$10.50	\$13.32	\$10.32
Full Market Value	\$2,470,000	\$2,420,000	\$1,710,000
Market Value per SqFt	\$35.50	\$50.00	\$35.00
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	76,512
Estimated Gross Income	\$1,236,941	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$4,180,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.20	\$37.00	\$36.20
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	\$744,536	\$781,531	\$753,441
Gross Income per SqFt	\$13.00	\$13.03	\$12.56
Full Market Value	\$2,800,000	\$2,940,000	\$2,830,000
Market Value per SqFt	\$48.90	\$49.00	\$47.20
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D7-ELEVATOR
Total Units	168	194	133
Year Built	1951	1956	1946
Gross SqFt	148,956	172,494	142,260
Estimated Gross Income	\$1,861,950	\$2,240,993	\$1,392,902
Gross Income per SqFt	\$12.50	\$12.99	\$9.79
Full Market Value	\$7,000,000	\$8,420,000	\$4,710,000
Market Value per SqFt	\$47.00	\$49.00	\$33.10
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	\$780,000	\$781,531	\$753,441
Gross Income per SqFt	\$13.00	\$13.03	\$12.56
Full Market Value	\$2,930,000	\$2,940,000	\$2,830,000
Market Value per SqFt	\$48.80	\$49.00	\$47.20
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	\$709,085	\$781,531	\$753,441
Gross Income per SqFt	\$13.00	\$13.03	\$12.56
Full Market Value	\$2,670,000	\$2,940,000	\$2,830,000
Market Value per SqFt	\$49.00	\$49.00	\$47.20
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 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	\$831,600	\$781,531	\$753,441
Gross Income per SqFt	\$12.60	\$13.03	\$12.56
Full Market Value	\$3,130,000	\$2,940,000	\$2,830,000
Market Value per SqFt	\$47.40	\$49.00	\$47.20
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	76,512
Estimated Gross Income	\$1,103,652	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$3,890,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.80	\$37.00	\$36.20
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	\$438,195	\$406,614	\$643,345
Gross Income per SqFt	\$13.30	\$12.10	\$13.32
Full Market Value	\$1,650,000	\$1,430,000	\$2,420,000
Market Value per SqFt	\$50.00	\$43.00	\$50.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2008/09 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	\$1,348,326	\$1,381,453	\$927,384
Gross Income per SqFt	\$13.50	\$14.40	\$9.33
Full Market Value	\$5,070,000	\$5,480,000	\$3,060,000
Market Value per SqFt	\$51.00	\$57.00	\$30.80
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	\$1,044,333	\$1,480,910	\$1,708,357
Gross Income per SqFt	\$13.50	\$13.26	\$17.35
Full Market Value	\$3,930,000	\$5,570,000	\$6,950,000
Market Value per SqFt	\$51.00	\$50.00	\$71.00
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	\$530,400	\$579,491	\$578,083
Gross Income per SqFt	\$12.30	\$12.37	\$12.34
Full Market Value	\$1,990,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.10	\$47.00	\$46.30
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D7-ELEVATOR
Total Units	82	194	133
Year Built	1937	1956	1946
Gross SqFt	92,244	172,494	142,260
Estimated Gross Income	\$1,245,294	\$2,240,993	\$1,392,902
Gross Income per SqFt	\$13.50	\$12.99	\$9.79
Full Market Value	\$4,680,000	\$8,420,000	\$4,710,000
Market Value per SqFt	\$51.00	\$49.00	\$33.10
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	D1-ELEVATOR	D7-ELEVATOR
Total Units	153	194	133
Year Built	1961	1956	1946
Gross SqFt	116,400	172,494	142,260
Estimated Gross Income	\$1,548,120	\$2,240,993	\$1,392,902
Gross Income per SqFt	\$13.30	\$12.99	\$9.79
Full Market Value	\$5,820,000	\$8,420,000	\$4,710,000
Market Value per SqFt	\$50.00	\$49.00	\$33.10
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	48,900	48,300
Estimated Gross Income	\$778,050	\$504,825	\$643,345
Gross Income per SqFt	\$13.30	\$10.32	\$13.32
Full Market Value	\$2,920,000	\$1,710,000	\$2,420,000
Market Value per SqFt	\$49.90	\$35.00	\$50.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	202	192	194
Year Built	1963	1956	1956
Gross SqFt	156,660	162,480	172,494
Estimated Gross Income	\$2,099,244	\$2,176,927	\$2,240,993
Gross Income per SqFt	\$13.40	\$13.40	\$12.99
Full Market Value	\$7,890,000	\$8,180,000	\$8,420,000
Market Value per SqFt	\$50.00	\$50.00	\$48.80
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	48,900
Estimated Gross Income	\$944,300	\$643,345	\$504,825
Gross Income per SqFt	\$13.30	\$13.32	\$10.32
Full Market Value	\$3,550,000	\$2,420,000	\$1,710,000
Market Value per SqFt	\$50.00	\$50.00	\$35.00
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	\$564,175	\$579,491	\$578,083
Gross Income per SqFt	\$12.40	\$12.37	\$12.34
Full Market Value	\$2,120,000	\$2,180,000	\$2,170,000
Market Value per SqFt	\$46.60	\$47.00	\$46.30
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2008/09 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	65,000	82,500
Estimated Gross Income	\$832,243	\$757,477	\$930,577
Gross Income per SqFt	\$11.50	\$11.65	\$11.28
Full Market Value	\$2,930,000	\$2,670,000	\$3,280,000
Market Value per SqFt	\$40.50	\$41.00	\$39.80
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	65,000	82,500
Estimated Gross Income	\$866,408	\$757,477	\$930,577
Gross Income per SqFt	\$11.70	\$11.65	\$11.28
Full Market Value	\$3,050,000	\$2,670,000	\$3,280,000
Market Value per SqFt	\$41.20	\$41.00	\$39.80
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	\$1,816,200	\$1,914,238	\$1,255,760
Gross Income per SqFt	\$15.00	\$15.06	\$11.73
Full Market Value	\$7,200,000	\$7,590,000	\$4,430,000
Market Value per SqFt	\$59.00	\$60.00	\$41.40
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2008/09 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	\$446,250	\$406,614	\$643,345
Gross Income per SqFt	\$12.50	\$12.10	\$13.32
Full Market Value	\$1,680,000	\$1,430,000	\$2,420,000
Market Value per SqFt	\$47.10	\$43.00	\$50.00
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	\$1,564,123	\$1,914,238	\$1,255,760
Gross Income per SqFt	\$13.50	\$15.06	\$11.73
Full Market Value	\$5,880,000	\$7,590,000	\$4,430,000
Market Value per SqFt	\$51.00	\$60.00	\$41.40
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	65,000	82,500
Estimated Gross Income	\$991,914	\$757,477	\$930,577
Gross Income per SqFt	\$11.30	\$11.65	\$11.28
Full Market Value	\$3,500,000	\$2,670,000	\$3,280,000
Market Value per SqFt	\$39.90	\$41.00	\$39.80
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF QUEENS - 2008/09 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	65,000	82,500
Estimated Gross Income	\$916,665	\$757,477	\$930,577
Gross Income per SqFt	\$11.50	\$11.65	\$11.28
Full Market Value	\$3,230,000	\$2,670,000	\$3,280,000
Market Value per SqFt	\$40.50	\$41.00	\$39.80
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	65,000	68,500
Estimated Gross Income	\$605,868	\$757,477	\$794,327
Gross Income per SqFt	\$11.60	\$11.65	\$11.60
Full Market Value	\$2,140,000	\$2,670,000	\$2,800,000
Market Value per SqFt	\$41.00	\$41.00	\$40.90
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	\$927,384	\$1,381,453
Gross Income per SqFt	\$11.00	\$9.33	\$14.40
Full Market Value	\$4,780,000	\$3,060,000	\$5,480,000
Market Value per SqFt	\$38.80	\$31.00	\$57.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	90	133	194
Year Built	1941	1946	1956
Gross SqFt	88,426	142,260	172,494
Estimated Gross Income	\$1,171,644	\$1,392,902	\$2,240,993
Gross Income per SqFt	\$13.25	\$9.79	\$12.99
Full Market Value	\$4,400,000	\$4,710,000	\$8,420,000
Market Value per SqFt	\$49.80	\$33.00	\$48.80
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	D1-ELEVATOR	D7-ELEVATOR
Total Units	169	194	133
Year Built	1951	1956	1946
Gross SqFt	144,932	172,494	142,260
Estimated Gross Income	\$1,594,252	\$2,240,993	\$1,392,902
Gross Income per SqFt	\$11.00	\$12.99	\$9.79
Full Market Value	\$5,620,000	\$8,420,000	\$4,710,000
Market Value per SqFt	\$38.80	\$49.00	\$33.10
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	65,000	82,500
Estimated Gross Income	\$804,514	\$757,477	\$930,577
Gross Income per SqFt	\$11.30	\$11.65	\$11.28
Full Market Value	\$2,840,000	\$2,670,000	\$3,280,000
Market Value per SqFt	\$39.90	\$41.00	\$39.80
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF QUEENS - 2008/09 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	\$1,455,480	\$1,914,238	\$1,255,760
Gross Income per SqFt	\$15.00	\$15.06	\$11.73
Full Market Value	\$5,770,000	\$7,590,000	\$4,430,000
Market Value per SqFt	\$59.00	\$60.00	\$41.40
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	\$877,640	\$781,531	\$753,441
Gross Income per SqFt	\$12.60	\$13.03	\$12.56
Full Market Value	\$3,300,000	\$2,940,000	\$2,830,000
Market Value per SqFt	\$47.40	\$49.00	\$47.20
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	65,000	68,500
Estimated Gross Income	\$719,550	\$757,477	\$794,327
Gross Income per SqFt	\$11.70	\$11.65	\$11.60
Full Market Value	\$2,540,000	\$2,670,000	\$2,800,000
Market Value per SqFt	\$41.30	\$41.00	\$40.90
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2008/09 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	65,000	68,500
Estimated Gross Income	\$717,993	\$757,477	\$794,327
Gross Income per SqFt	\$11.60	\$11.65	\$11.60
Full Market Value	\$2,530,000	\$2,670,000	\$2,800,000
Market Value per SqFt	\$40.90	\$41.00	\$40.90
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	\$329,994	\$408,055	\$497,060
Gross Income per SqFt	\$13.50	\$12.72	\$15.27
Full Market Value	\$1,240,000	\$1,530,000	\$2,020,000
Market Value per SqFt	\$51.00	\$48.00	\$62.00
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	\$362,355	\$408,055	\$497,060
Gross Income per SqFt	\$14.50	\$12.72	\$15.27
Full Market Value	\$1,440,000	\$1,530,000	\$2,020,000
Market Value per SqFt	\$58.00	\$48.00	\$62.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF QUEENS - 2008/09 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	40	53	66
Year Built	1965	1963	1957
Gross SqFt	39,267	33,600	48,300
Estimated Gross Income	\$471,204	\$406,614	\$643,345
Gross Income per SqFt	\$12.00	\$12.10	\$13.32
Full Market Value	\$1,660,000	\$1,430,000	\$2,420,000
Market Value per SqFt	\$42.30	\$43.00	\$50.00
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	\$3,857,000	\$4,840,000	\$4,950,000
Gross Income per SqFt	\$13.30	\$15.25	\$15.60
Full Market Value	\$14,500,000	\$19,700,000	\$20,100,000
Market Value per SqFt	\$50.00	\$62.00	\$63.00
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0012	4-01581-0001	4-01511-0001
Address	87-10 51 AVENUE	83-45 BROADWAY	40-45 ELBERTSON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	152	194	235
Year Built	1962	1956	1950
Gross SqFt	141,954	172,494	203,000
Estimated Gross Income	\$1,561,494	\$2,240,993	\$2,202,854
Gross Income per SqFt	\$11.00	\$12.99	\$10.85
Full Market Value	\$5,500,000	\$8,420,000	\$7,770,000
Market Value per SqFt	\$38.70	\$49.00	\$38.30
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0104	4-01581-0001	4-01511-0001
Address	86-15 BROADWAY	83-45 BROADWAY	40-45 ELBERTSON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	155	194	235
Year Built	1964	1956	1950
Gross SqFt	192,640	172,494	203,000
Estimated Gross Income	\$2,167,200	\$2,240,993	\$2,202,854
Gross Income per SqFt	\$11.25	\$12.99	\$10.85
Full Market Value	\$7,640,000	\$8,420,000	\$7,770,000
Market Value per SqFt	\$39.70	\$49.00	\$38.30
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01841-0001	4-01475-0001	4-01448-0032
Address	89-20 55 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	120	88	84
Year Built	1957	1954	1951
Gross SqFt	109,796	100,000	76,512
Estimated Gross Income	\$1,174,817	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$3,970,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.20	\$37.00	\$36.20
Distance from Cooperative in miles		0.95	1.20

	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	76,512
Estimated Gross Income	\$1,261,062	\$1,101,205	\$820,961
Gross Income per SqFt	\$11.00	\$11.01	\$10.73
Full Market Value	\$4,450,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$38.80	\$37.00	\$36.20
Distance from Cooperative in miles		0.95	1.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0011	4-01475-0001	4-01448-0032
Address	92-30 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	82	88	84
Year Built	1962	1954	1951
Gross SqFt	95,796	100,000	76,512
Estimated Gross Income	\$1,025,017	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$3,460,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.10	\$37.00	\$36.20
Distance from Cooperative in miles		1.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0045	4-01475-0001	4-01448-0032
Address	92-31 57 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	78	88	84
Year Built	1965	1954	1951
Gross SqFt	100,308	100,000	76,512
Estimated Gross Income	\$1,073,295	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$3,630,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.20	\$37.00	\$36.20
Distance from Cooperative in miles		1.05	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01907-0001	4-01475-0001	4-01448-0032
Address	55-30 98 PLACE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	138	88	84
Year Built	1964	1954	1951
Gross SqFt	149,548	100,000	76,512
Estimated Gross Income	\$1,600,163	\$1,101,205	\$820,961
Gross Income per SqFt	\$10.70	\$11.01	\$10.73
Full Market Value	\$5,410,000	\$3,720,000	\$2,770,000
Market Value per SqFt	\$36.20	\$37.00	\$36.20
Distance from Cooperative in miles		1.15	1.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01908-0001	4-01475-0001	4-05137-0005
Address	55-25 98 PLACE	87-10 37 AVENUE	43-23 GOLDEN STREET
Neighborhood	CORONA	JACKSON HEIGHTS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	208	88	322
Year Built	1965	1954	1965
Gross SqFt	225,240	100,000	317,305
Estimated Gross Income	\$2,500,164	\$1,101,205	\$4,950,000
Gross Income per SqFt	\$11.10	\$11.01	\$15.60
Full Market Value	\$8,810,000	\$3,720,000	\$20,100,000
Market Value per SqFt	\$39.10	\$37.00	\$63.00
Distance from Cooperative in miles		1.20	2.20

	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	185	165	138
Year Built	1964	1963	1961
Gross SqFt	161,130	157,692	148,548
Estimated Gross Income	\$1,933,560	\$1,853,290	\$2,659,635
Gross Income per SqFt	\$12.00	\$11.75	\$17.90
Full Market Value	\$6,820,000	\$6,530,000	\$8,170,000
Market Value per SqFt	\$42.30	\$41.00	\$55.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01945-0001	4-01845-0010	4-01909-0001
Address	99-04 57 AVENUE	89-50 56 AVENUE	55-15 99 STREET
Neighborhood	CORONA	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	165	138
Year Built	1962	1963	1961
Gross SqFt	156,960	157,692	148,548
Estimated Gross Income	\$2,001,240	\$1,853,290	\$2,659,635
Gross Income per SqFt	\$12.75	\$11.75	\$17.90
Full Market Value	\$7,520,000	\$6,530,000	\$8,170,000
Market Value per SqFt	\$47.90	\$41.00	\$55.00
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01946-0001	4-01918-0045	4-05137-0005
Address	99-06 58 AVENUE	96-04 57 AVENUE	43-23 COLDEN STREET
Neighborhood	CORONA	CORONA	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	225	220	322
Year Built	1962	1962	1965
Gross SqFt	235,440	239,600	317,305
Estimated Gross Income	\$3,001,860	\$2,745,542	\$4,950,000
Gross Income per SqFt	\$12.75	\$11.46	\$15.60
Full Market Value	\$11,300,000	\$9,680,000	\$20,100,000
Market Value per SqFt	\$48.00	\$40.00	\$63.00
Distance from Cooperative in miles		0.20	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01947-0001	4-01845-0010	4-01448-0032
Address	99-25 60 AVENUE	89-50 56 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	165	84
Year Built	1961	1963	1951
Gross SqFt	149,804	157,692	76,512
Estimated Gross Income	\$1,647,844	\$1,853,290	\$820,961
Gross Income per SqFt	\$11.00	\$11.75	\$10.73
Full Market Value	\$5,810,000	\$6,530,000	\$2,770,000
Market Value per SqFt	\$38.80	\$41.00	\$36.20
Distance from Cooperative in miles		0.85	1.60

	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 COLDEN 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	\$2,825,280	\$1,101,205	\$4,950,000
Gross Income per SqFt	\$12.00	\$11.01	\$15.60
Full Market Value	\$9,960,000	\$3,720,000	\$20,100,000
Market Value per SqFt	\$42.30	\$37.00	\$63.00
Distance from Cooperative in miles		1.40	2.10

BOROUGH OF QUEENS - 2008/09 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	65,000	76,512
Estimated Gross Income	\$869,310	\$757,477	\$820,961
Gross Income per SqFt	\$11.70	\$11.65	\$10.73
Full Market Value	\$3,060,000	\$2,670,000	\$2,770,000
Market Value per SqFt	\$41.20	\$41.00	\$36.20
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	\$950,335	\$1,381,453	\$1,101,205
Gross Income per SqFt	\$9.33	\$14.40	\$11.01
Full Market Value	\$3,130,000	\$5,480,000	\$3,720,000
Market Value per SqFt	\$30.70	\$57.00	\$37.20
Distance from Cooperative in miles		1.50	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01949-0106	4-01845-0010	4-01448-0032
Address	58-03 CALLOWAY STREET	89-50 56 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	189	165	84
Year Built	1968	1963	1951
Gross SqFt	169,500	157,692	76,512
Estimated Gross Income	\$1,906,875	\$1,853,290	\$820,961
Gross Income per SqFt	\$11.25	\$11.75	\$10.73
Full Market Value	\$6,720,000	\$6,530,000	\$2,770,000
Market Value per SqFt	\$39.60	\$41.00	\$36.20
Distance from Cooperative in miles		0.85	1.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01964-0001	4-01845-0010	4-01448-0032
Address	59-30 108 STREET	89-50 56 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	165	84
Year Built	1965	1963	1951
Gross SqFt	164,334	157,692	76,512
Estimated Gross Income	\$1,889,841	\$1,853,290	\$820,961
Gross Income per SqFt	\$11.50	\$11.75	\$10.73
Full Market Value	\$6,660,000	\$6,530,000	\$2,770,000
Market Value per SqFt	\$40.50	\$41.00	\$36.20
Distance from Cooperative in miles		1.10	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02082-0107	4-03175-0001	4-02086-0040
Address	61-15 97 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	446	1,327	419
Year Built	1960	1960	1960
Gross SqFt	395,000	1,741,458	470,000
Estimated Gross Income	\$4,838,750	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.25	\$15.27	\$11.08
Full Market Value	\$18,200,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$46.10	\$62.00	\$39.10
Distance from Cooperative in miles		0.95	0.15

	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	D1-ELEVATOR
Total Units	1,098	1,327	419
Year Built	1955	1960	1960
Gross SqFt	1,000,000	1,741,458	470,000
Estimated Gross Income	\$12,000,000	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.00	\$15.27	\$11.08
Full Market Value	\$42,300,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$42.30	\$62.00	\$39.10
Distance from Cooperative in miles		0.80	0.00

BOROUGH OF QUEENS - 2008/09 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	53,525
Estimated Gross Income	\$352,728	\$569,552	\$867,313
Gross Income per SqFt	\$11.50	\$11.62	\$16.20
Full Market Value	\$1,240,000	\$2,010,000	\$3,530,000
Market Value per SqFt	\$40.40	\$41.00	\$66.00
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	D1-ELEVATOR
Total Units	630	1,327	419
Year Built	1960	1960	1960
Gross SqFt	580,800	1,741,458	470,000
Estimated Gross Income	\$7,550,400	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$13.00	\$15.27	\$11.08
Full Market Value	\$28,400,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$48.90	\$62.00	\$39.10
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	4-02086-0040
Address	61-25 98 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	492	1,327	419
Year Built	1960	1960	1960
Gross SqFt	387,200	1,741,458	470,000
Estimated Gross Income	\$5,808,000	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$15.00	\$15.27	\$11.08
Full Market Value	\$23,000,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$59.00	\$62.00	\$39.10
Distance from Cooperative in miles		0.90	0.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-0040	4-02138-0011	4-02139-0001
Address	63-33 98 PLACE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1948	1942	1943
Gross SqFt	162,280	97,200	111,672
Estimated Gross Income	\$2,288,148	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$9,070,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	4-02139-0001
Address	98-19 64 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1949	1942	1943
Gross SqFt	117,920	97,200	111,672
Estimated Gross Income	\$1,662,672	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,590,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	4-02139-0001
Address	98-33 64 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,001,072	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.60	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0029	4-02138-0011	4-02139-0001
Address	98-50 63 DRIVE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,001,072	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,001,072	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,001,072	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0024	4-02138-0011	4-02139-0001
Address	98-40 64 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$2,001,072	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	4-02086-0040
Address	99-05 63 DRIVE	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	558	1,327	419
Year Built	1952	1960	1960
Gross SqFt	470,526	1,741,458	470,000
Estimated Gross Income	\$5,411,049	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$11.50	\$15.27	\$11.08
Full Market Value	\$19,100,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$40.60	\$62.00	\$39.10
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0001	4-02138-0011	4-02139-0001
Address	63-61 99 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	105	112
Year Built	1947	1942	1943
Gross SqFt	115,800	97,200	111,672
Estimated Gross Income	\$1,621,200	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$6,430,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0014	4-02138-0011	4-02139-0001
Address	99-31 64 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1943
Gross SqFt	114,600	97,200	111,672
Estimated Gross Income	\$1,604,400	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$6,360,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$55.00	\$67.00	\$46.50
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	4-02139-0001
Address	99-41 64 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1943
Gross SqFt	114,600	97,200	111,672
Estimated Gross Income	\$1,604,400	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$6,360,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$55.00	\$67.00	\$46.50
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	4-02139-0001
Address	64-11 99 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	105	112
Year Built	1952	1942	1943
Gross SqFt	131,340	97,200	111,672
Estimated Gross Income	\$1,838,760	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$7,290,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0001	4-02138-0011	4-02139-0001
Address	64-33 99 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	105	112
Year Built	1946	1942	1943
Gross SqFt	114,600	97,200	111,672
Estimated Gross Income	\$1,317,900	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$11.50	\$16.47	\$12.37
Full Market Value	\$4,660,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$40.70	\$67.00	\$46.50
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0034	4-02138-0011	4-02139-0001
Address	64-34 102 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	105	112
Year Built	1952	1942	1943
Gross SqFt	135,960	97,200	111,672
Estimated Gross Income	\$1,903,440	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$7,550,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0043	4-02090-0047	4-02116-0006
Address	99-63 66 AVENUE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	113	65
Year Built	1951	1950	1949
Gross SqFt	86,118	90,500	70,500
Estimated Gross Income	\$1,085,086	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.60	\$12.57	\$9.09
Full Market Value	\$4,080,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$47.40	\$47.00	\$29.90
Distance from Cooperative in miles		0.35	0.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0065	4-04986-0018	4-02265-0079
Address	99-15 66 AVENUE	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	53	54	92
Year Built	1954	1959	1951
Gross SqFt	52,800	49,000	53,525
Estimated Gross Income	\$633,600	\$569,552	\$867,313
Gross Income per SqFt	\$12.00	\$11.62	\$16.20
Full Market Value	\$2,230,000	\$2,010,000	\$3,530,000
Market Value per SqFt	\$42.20	\$41.00	\$66.00
Distance from Cooperative in miles		3.25	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02124-0056	4-02090-0047	4-02116-0006
Address	102-21 63 ROAD	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	113	65
Year Built	1955	1950	1949
Gross SqFt	83,420	90,500	70,500
Estimated Gross Income	\$1,001,040	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$3,530,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0018	4-02090-0047	4-02116-0006
Address	102-17 64 AVENUE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	113	65
Year Built	1949	1950	1949
Gross SqFt	108,000	90,500	70,500
Estimated Gross Income	\$1,296,000	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$4,570,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
Distance from Cooperative in miles		0.40	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0027	4-02090-0047	4-02116-0006
Address	102-35 64 ROAD	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	113	65
Year Built	1949	1950	1949
Gross SqFt	108,000	90,500	70,500
Estimated Gross Income	\$1,296,000	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$4,570,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
Distance from Cooperative in miles		0.40	0.20

	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	184	105	112
Year Built	1952	1942	1943
Gross SqFt	151,700	97,200	111,672
Estimated Gross Income	\$2,123,800	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$8,420,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	52,800	53,525
Estimated Gross Income	\$1,000,128	\$935,938	\$867,313
Gross Income per SqFt	\$16.00	\$17.73	\$16.20
Full Market Value	\$4,070,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$65.00	\$72.00	\$66.00
Distance from Cooperative in miles		0.55	1.10

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	498	1,327	419
Year Built	1964	1960	1960
Gross SqFt	552,840	1,741,458	470,000
Estimated Gross Income	\$6,634,080	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.00	\$15.27	\$11.08
Full Market Value	\$23,400,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$42.30	\$62.00	\$39.10
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02133-0036	4-03155-0027	4-02104-0001
Address	66-36 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	244	286	206
Year Built	1964	1959	1952
Gross SqFt	272,000	275,197	204,340
Estimated Gross Income	\$3,264,000	\$3,909,882	\$2,347,652
Gross Income per SqFt	\$12.00	\$14.21	\$11.49
Full Market Value	\$11,500,000	\$15,500,000	\$8,280,000
Market Value per SqFt	\$42.30	\$56.00	\$40.50
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0032	4-02138-0011	4-02139-0001
Address	67-12 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	135	105	112
Year Built	1951	1942	1943
Gross SqFt	141,728	97,200	111,672
Estimated Gross Income	\$1,984,192	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$7,870,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0050	4-02138-0011	4-02139-0001
Address	102-25 67 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1952	1942	1943
Gross SqFt	127,416	97,200	111,672
Estimated Gross Income	\$1,783,824	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$7,070,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$55.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0036	4-02138-0011	4-02139-0001
Address	67-40 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	105	112
Year Built	1951	1942	1943
Gross SqFt	103,226	97,200	111,672
Estimated Gross Income	\$1,445,164	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$5,730,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0050	4-02107-0024	4-02265-0079
Address	102-55 67 DRIVE	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	72	62	92
Year Built	1952	1964	1951
Gross SqFt	68,640	52,800	53,525
Estimated Gross Income	\$1,098,240	\$935,938	\$867,313
Gross Income per SqFt	\$16.00	\$17.73	\$16.20
Full Market Value	\$4,470,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$65.00	\$72.00	\$66.00
Distance from Cooperative in miles		0.65	1.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0021	4-02107-0024	4-02265-0079
Address	102-40 67 DRIVE	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	80	62	92
Year Built	1949	1964	1951
Gross SqFt	78,030	52,800	53,525
Estimated Gross Income	\$1,248,480	\$935,938	\$867,313
Gross Income per SqFt	\$16.00	\$17.73	\$16.20
Full Market Value	\$5,080,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$65.00	\$72.00	\$66.00
Distance from Cooperative in miles		0.70	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0051	4-02138-0011	4-02139-0001
Address	103-25 68 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	107	105	112
Year Built	1953	1942	1943
Gross SqFt	102,472	97,200	111,672
Estimated Gross Income	\$1,460,226	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.25	\$16.47	\$12.37
Full Market Value	\$5,790,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$57.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02137-0013	4-02107-0024	4-02265-0079
Address	103-26 68 AVENUE	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	86	62	92
Year Built	1949	1964	1951
Gross SqFt	72,223	52,800	53,525
Estimated Gross Income	\$912,899	\$935,938	\$867,313
Gross Income per SqFt	\$12.64	\$17.73	\$16.20
Full Market Value	\$3,430,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$47.50	\$72.00	\$66.00
Distance from Cooperative in miles		0.75	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02139-0007	4-02210-0018	4-02136-0033
Address	104-20 68 DRIVE	68-36 YELLOWSTONE BOULEVA	67-70 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	118	109
Year Built	1956	1941	1941
Gross SqFt	126,000	133,323	118,800
Estimated Gross Income	\$1,575,000	\$1,882,800	\$1,430,036
Gross Income per SqFt	\$12.50	\$14.12	\$12.04
Full Market Value	\$5,920,000	\$7,460,000	\$5,040,000
Market Value per SqFt	\$47.00	\$56.00	\$42.40
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02140-0021	4-02138-0011	4-02139-0001
Address	69-10 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	105	112
Year Built	1942	1942	1943
Gross SqFt	191,000	97,200	111,672
Estimated Gross Income	\$2,674,000	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.00	\$16.47	\$12.37
Full Market Value	\$10,600,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$55.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02141-0001	4-02138-0011	4-02139-0001
Address	69-40 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1942	1942	1943
Gross SqFt	154,400	97,200	111,672
Estimated Gross Income	\$2,177,040	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$8,630,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02144-0020	4-02107-0024	4-02265-0079
Address	105-55 62 DRIVE	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	63	62	92
Year Built	1956	1964	1951
Gross SqFt	54,996	52,800	53,525
Estimated Gross Income	\$879,936	\$935,938	\$867,313
Gross Income per SqFt	\$16.00	\$17.73	\$16.20
Full Market Value	\$3,580,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$65.00	\$72.00	\$66.00
Distance from Cooperative in miles		0.25	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	273,711	97,200	111,672
Estimated Gross Income	\$3,900,381	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.25	\$16.47	\$12.37
Full Market Value	\$15,500,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$57.00	\$67.00	\$46.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	273,771	97,200	111,672
Estimated Gross Income	\$3,969,679	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.50	\$16.47	\$12.37
Full Market Value	\$15,700,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$57.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	105	112
Year Built	1949	1942	1943
Gross SqFt	156,108	97,200	111,672
Estimated Gross Income	\$2,201,122	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$8,730,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	113	76
Year Built	1954	1950	1955
Gross SqFt	85,427	90,500	77,730
Estimated Gross Income	\$1,025,124	\$1,137,494	\$909,521
Gross Income per SqFt	\$12.00	\$12.57	\$11.70
Full Market Value	\$3,610,000	\$4,280,000	\$3,210,000
Market Value per SqFt	\$42.30	\$47.00	\$41.30
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1949	1942	1943
Gross SqFt	109,800	97,200	111,672
Estimated Gross Income	\$1,603,080	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.60	\$16.47	\$12.37
Full Market Value	\$6,350,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$58.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF QUEENS - 2008/09 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	52,800	53,525
Estimated Gross Income	\$701,589	\$935,938	\$867,313
Gross Income per SqFt	\$16.20	\$17.73	\$16.20
Full Market Value	\$2,850,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$66.00	\$72.00	\$66.00
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	52,800	53,525
Estimated Gross Income	\$1,246,140	\$935,938	\$867,313
Gross Income per SqFt	\$16.10	\$17.73	\$16.20
Full Market Value	\$5,070,000	\$3,810,000	\$3,530,000
Market Value per SqFt	\$66.00	\$72.00	\$66.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	105	112
Year Built	1950	1942	1943
Gross SqFt	183,115	97,200	111,672
Estimated Gross Income	\$2,609,388	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.25	\$16.47	\$12.37
Full Market Value	\$10,300,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02154-0001	4-03155-0027	4-02104-0001
Address	66-38 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	246	286	206
Year Built	1950	1959	1952
Gross SqFt	222,030	275,197	204,340
Estimated Gross Income	\$3,108,420	\$3,909,882	\$2,347,652
Gross Income per SqFt	\$14.00	\$14.21	\$11.49
Full Market Value	\$12,300,000	\$15,500,000	\$8,280,000
Market Value per SqFt	\$55.00	\$56.00	\$40.50
Distance from Cooperative in miles		0.60	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	\$3,421,152	\$3,909,882	\$2,347,652
Gross Income per SqFt	\$14.00	\$14.21	\$11.49
Full Market Value	\$13,600,000	\$15,500,000	\$8,280,000
Market Value per SqFt	\$56.00	\$56.00	\$40.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1947	1942	1943
Gross SqFt	118,096	97,200	111,672
Estimated Gross Income	\$1,417,152	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$12.00	\$16.47	\$12.37
Full Market Value	\$5,000,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$42.30	\$67.00	\$46.50
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 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	\$2,512,737	\$2,347,652	\$2,549,644
Gross Income per SqFt	\$11.75	\$11.49	\$12.02
Full Market Value	\$8,860,000	\$8,280,000	\$8,990,000
Market Value per SqFt	\$41.40	\$41.00	\$42.40
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1948	1942	1943
Gross SqFt	115,566	97,200	111,672
Estimated Gross Income	\$1,629,480	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,460,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	\$2,702,017	\$2,347,652	\$2,549,644
Gross Income per SqFt	\$11.50	\$11.49	\$12.02
Full Market Value	\$9,520,000	\$8,280,000	\$8,990,000
Market Value per SqFt	\$40.50	\$41.00	\$42.40
Distance from Cooperative in miles		0.45	1.65

BOROUGH OF QUEENS - 2008/09 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	53,525
Estimated Gross Income	\$1,043,448	\$673,213	\$867,313
Gross Income per SqFt	\$14.00	\$13.56	\$16.20
Full Market Value	\$4,140,000	\$2,530,000	\$3,530,000
Market Value per SqFt	\$56.00	\$51.00	\$66.00
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	D1-ELEVATOR
Total Units	424	1,327	419
Year Built	1965	1960	1960
Gross SqFt	428,836	1,741,458	470,000
Estimated Gross Income	\$5,146,032	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.00	\$15.27	\$11.08
Full Market Value	\$18,100,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$42.20	\$62.00	\$39.10
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	D1-ELEVATOR
Total Units	114	108	76
Year Built	1959	1951	1955
Gross SqFt	98,130	95,644	77,730
Estimated Gross Income	\$1,177,560	\$1,418,367	\$909,521
Gross Income per SqFt	\$12.00	\$14.83	\$11.70
Full Market Value	\$4,150,000	\$5,620,000	\$3,210,000
Market Value per SqFt	\$42.30	\$59.00	\$41.30
Distance from Cooperative in miles		1.15	0.15

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	90,500	70,500
Estimated Gross Income	\$1,195,356	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$4,210,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	90,500	70,500
Estimated Gross Income	\$1,195,356	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$4,210,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	113	65
Year Built	1956	1950	1949
Gross SqFt	98,085	90,500	70,500
Estimated Gross Income	\$1,177,020	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$4,150,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
Distance from Cooperative in miles		0.65	0.45

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	113	65
Year Built	1949	1950	1949
Gross SqFt	90,816	90,500	70,500
Estimated Gross Income	\$1,112,496	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.25	\$12.57	\$9.09
Full Market Value	\$4,180,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$46.00	\$47.00	\$29.90
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	113	65
Year Built	1950	1950	1949
Gross SqFt	78,000	90,500	70,500
Estimated Gross Income	\$936,000	\$1,137,494	\$641,005
Gross Income per SqFt	\$12.00	\$12.57	\$9.09
Full Market Value	\$3,300,000	\$4,280,000	\$2,110,000
Market Value per SqFt	\$42.30	\$47.00	\$29.90
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	\$558,317	\$192,140	\$194,104
Gross Income per SqFt	\$12.74	\$12.20	\$12.98
Full Market Value	\$2,100,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		1.75	2.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0002	4-01743-0047	4-01532-0016
Address	111-05 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	138	20	16
Year Built	1949	1926	1933
Gross SqFt	105,201	15,752	14,952
Estimated Gross Income	\$1,341,312	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$5,040,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		1.85	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0038	4-01743-0047	4-01532-0016
Address	111-33 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	87	20	16
Year Built	1949	1926	1933
Gross SqFt	62,043	15,752	14,952
Estimated Gross Income	\$791,048	\$192,140	\$194,104
Gross Income per SqFt	\$12.75	\$12.20	\$12.98
Full Market Value	\$2,970,000	\$722,000	\$730,000
Market Value per SqFt	\$47.90	\$46.00	\$48.80
Distance from Cooperative in miles		1.85	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	\$911,391	\$192,140	\$194,104
Gross Income per SqFt	\$13.00	\$12.20	\$12.98
Full Market Value	\$3,430,000	\$722,000	\$730,000
Market Value per SqFt	\$48.90	\$46.00	\$48.80
Distance from Cooperative in miles		1.95	2.25

BOROUGH OF QUEENS - 2008/09 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	\$439,803	\$192,140	\$194,104
Gross Income per SqFt	\$13.00	\$12.20	\$12.98
Full Market Value	\$1,650,000	\$722,000	\$730,000
Market Value per SqFt	\$48.80	\$46.00	\$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	4-02139-0001
Address	68-61 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	105	112
Year Built	1949	1942	1943
Gross SqFt	147,136	97,200	111,672
Estimated Gross Income	\$2,074,617	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$8,220,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0001	4-02138-0011	4-02139-0001
Address	69-11 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	105	112
Year Built	1939	1942	1943
Gross SqFt	110,184	97,200	111,672
Estimated Gross Income	\$1,553,594	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,160,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0014	4-02138-0011	4-02139-0001
Address	69-10 108 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	105	112
Year Built	1953	1942	1943
Gross SqFt	185,650	97,200	111,672
Estimated Gross Income	\$2,617,665	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$10,400,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	4-02139-0001
Address	106-15 QUEENS BOULEVARD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	105	112
Year Built	1946	1942	1943
Gross SqFt	152,000	97,200	111,672
Estimated Gross Income	\$2,143,200	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$8,500,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.20	0.15

	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	105	112
Year Built	1951	1942	1943
Gross SqFt	132,750	97,200	111,672
Estimated Gross Income	\$1,871,775	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,420,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	254	1,327	419
Year Built	1962	1960	1960
Gross SqFt	321,400	1,741,458	470,000
Estimated Gross Income	\$3,856,800	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.00	\$15.27	\$11.08
Full Market Value	\$13,600,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$42.30	\$62.00	\$39.10
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	53,525	49,664
Estimated Gross Income	\$976,996	\$867,313	\$673,213
Gross Income per SqFt	\$13.60	\$16.20	\$13.56
Full Market Value	\$3,870,000	\$3,530,000	\$2,530,000
Market Value per SqFt	\$54.00	\$66.00	\$51.00
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	D1-ELEVATOR
Total Units	85	92	113
Year Built	1940	1951	1950
Gross SqFt	76,200	53,525	90,500
Estimated Gross Income	\$960,120	\$867,313	\$1,137,494
Gross Income per SqFt	\$12.60	\$16.20	\$12.57
Full Market Value	\$3,610,000	\$3,530,000	\$4,280,000
Market Value per SqFt	\$47.40	\$66.00	\$47.30
Distance from Cooperative in miles		0.70	0.85

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR
Total Units	73	92	113
Year Built	1939	1951	1950
Gross SqFt	77,000	53,525	90,500
Estimated Gross Income	\$970,200	\$867,313	\$1,137,494
Gross Income per SqFt	\$12.60	\$16.20	\$12.57
Full Market Value	\$3,650,000	\$3,530,000	\$4,280,000
Market Value per SqFt	\$47.40	\$66.00	\$47.30
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1966	1942	1943
Gross SqFt	141,900	97,200	111,672
Estimated Gross Income	\$2,000,790	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,930,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1964	1942	1943
Gross SqFt	119,287	97,200	111,672
Estimated Gross Income	\$1,681,946	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,670,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF QUEENS - 2008/09 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	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	105	112
Year Built	1966	1942	1943
Gross SqFt	109,057	97,200	111,672
Estimated Gross Income	\$1,537,703	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,100,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	64,822	53,525
Estimated Gross Income	\$691,082	\$872,910	\$867,313
Gross Income per SqFt	\$14.00	\$13.47	\$16.20
Full Market Value	\$2,740,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$56.00	\$51.00	\$66.00
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	64,822	53,525
Estimated Gross Income	\$1,224,300	\$872,910	\$867,313
Gross Income per SqFt	\$15.25	\$13.47	\$16.20
Full Market Value	\$4,980,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$62.00	\$51.00	\$66.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2008/09 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	64,822	53,525
Estimated Gross Income	\$1,215,943	\$872,910	\$867,313
Gross Income per SqFt	\$15.25	\$13.47	\$16.20
Full Market Value	\$4,950,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$62.00	\$51.00	\$66.00
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	95,644	79,050
Estimated Gross Income	\$2,386,500	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.80	\$14.83	\$13.78
Full Market Value	\$9,460,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$59.00	\$59.00	\$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	95,644	53,525
Estimated Gross Income	\$1,676,250	\$1,418,367	\$867,313
Gross Income per SqFt	\$15.00	\$14.83	\$16.20
Full Market Value	\$6,640,000	\$5,620,000	\$3,530,000
Market Value per SqFt	\$59.00	\$59.00	\$66.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2008/09 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	64,770	64,822	53,525
Estimated Gross Income	\$939,165	\$872,910	\$867,313
Gross Income per SqFt	\$14.50	\$13.47	\$16.20
Full Market Value	\$3,720,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$57.00	\$51.00	\$66.00
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	95,644	79,050
Estimated Gross Income	\$3,128,157	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.50	\$14.83	\$13.78
Full Market Value	\$12,400,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$57.00	\$59.00	\$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	95,644	79,050
Estimated Gross Income	\$2,054,012	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.50	\$14.83	\$13.78
Full Market Value	\$8,140,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$57.00	\$59.00	\$55.00
Distance from Cooperative in miles		0.05	3.15

BOROUGH OF QUEENS - 2008/09 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	64,822	53,525
Estimated Gross Income	\$783,000	\$872,910	\$867,313
Gross Income per SqFt	\$14.50	\$13.47	\$16.20
Full Market Value	\$3,100,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$57.00	\$51.00	\$66.00
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	54,000	64,822	53,525
Estimated Gross Income	\$783,000	\$872,910	\$867,313
Gross Income per SqFt	\$14.50	\$13.47	\$16.20
Full Market Value	\$3,100,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$57.00	\$51.00	\$66.00
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	72,733	64,822	53,525
Estimated Gross Income	\$1,054,628	\$872,910	\$867,313
Gross Income per SqFt	\$14.50	\$13.47	\$16.20
Full Market Value	\$4,180,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$57.00	\$51.00	\$66.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF QUEENS - 2008/09 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	95,644	79,050
Estimated Gross Income	\$1,836,715	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.50	\$14.83	\$13.78
Full Market Value	\$7,280,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$57.00	\$59.00	\$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	D1-ELEVATOR
Total Units	408	1,327	419
Year Built	1965	1960	1960
Gross SqFt	484,695	1,741,458	470,000
Estimated Gross Income	\$6,785,730	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$14.00	\$15.27	\$11.08
Full Market Value	\$26,900,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$55.00	\$62.00	\$39.10
Distance from Cooperative in miles		0.60	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02238-0001	4-02235-0047	4-02265-0079
Address	110-45 QUEENS BOULEVARD	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	166	67	92
Year Built	1951	1958	1951
Gross SqFt	192,510	64,822	53,525
Estimated Gross Income	\$2,695,140	\$872,910	\$867,313
Gross Income per SqFt	\$14.00	\$13.47	\$16.20
Full Market Value	\$10,700,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$56.00	\$51.00	\$66.00
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02248-0074	4-02235-0047	4-02265-0079
Address	112-15 72 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	61	67	92
Year Built	1940	1958	1951
Gross SqFt	64,003	64,822	53,525
Estimated Gross Income	\$960,045	\$872,910	\$867,313
Gross Income per SqFt	\$15.00	\$13.47	\$16.20
Full Market Value	\$3,810,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$60.00	\$51.00	\$66.00
Distance from Cooperative in miles		0.15	0.30

	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	96,280	64,822	53,525
Estimated Gross Income	\$1,444,200	\$872,910	\$867,313
Gross Income per SqFt	\$15.00	\$13.47	\$16.20
Full Market Value	\$5,720,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$59.00	\$51.00	\$66.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	105	112
Year Built	1950	1942	1943
Gross SqFt	122,606	97,200	111,672
Estimated Gross Income	\$1,790,047	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.60	\$16.47	\$12.37
Full Market Value	\$7,100,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$58.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0027	4-02138-0011	4-02139-0001
Address	113-14 72 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	105	112
Year Built	1941	1942	1943
Gross SqFt	123,000	97,200	111,672
Estimated Gross Income	\$1,734,300	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$6,870,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0054	4-02138-0011	4-02139-0001
Address	72-61 113 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	179	105	112
Year Built	1951	1942	1943
Gross SqFt	122,606	97,200	111,672
Estimated Gross Income	\$1,790,047	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.60	\$16.47	\$12.37
Full Market Value	\$7,100,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$58.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.75	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	D1-ELEVATOR
Total Units	221	1,327	419
Year Built	1956	1960	1960
Gross SqFt	238,128	1,741,458	470,000
Estimated Gross Income	\$2,857,536	\$26,595,320	\$5,208,126
Gross Income per SqFt	\$12.00	\$15.27	\$11.08
Full Market Value	\$10,100,000	\$108,000,000	\$18,400,000
Market Value per SqFt	\$42.40	\$62.00	\$39.10
Distance from Cooperative in miles		0.70	1.45

BOROUGH OF QUEENS - 2008/09 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	53,525
Estimated Gross Income	\$516,308	\$569,552	\$867,313
Gross Income per SqFt	\$13.00	\$11.62	\$16.20
Full Market Value	\$1,940,000	\$2,010,000	\$3,530,000
Market Value per SqFt	\$48.80	\$41.00	\$66.00
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	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	105	112
Year Built	1940	1942	1943
Gross SqFt	136,263	97,200	111,672
Estimated Gross Income	\$1,921,308	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,620,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02266-0100	4-04986-0018	4-02265-0079
Address	76-26 113 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	47	54	92
Year Built	1960	1959	1951
Gross SqFt	23,970	49,000	53,525
Estimated Gross Income	\$311,610	\$569,552	\$867,313
Gross Income per SqFt	\$13.00	\$11.62	\$16.20
Full Market Value	\$1,170,000	\$2,010,000	\$3,530,000
Market Value per SqFt	\$48.80	\$41.00	\$66.00
Distance from Cooperative in miles		3.60	0.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02267-0136	4-02138-0011	4-02139-0001
Address	76-35 GRAND CENTRL PARKWA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	105	112
Year Built	1941	1942	1943
Gross SqFt	79,200	97,200	111,672
Estimated Gross Income	\$1,116,720	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$4,430,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
Distance from Cooperative in miles		0.95	0.90

	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1940	1942	1943
Gross SqFt	128,820	97,200	111,672
Estimated Gross Income	\$1,816,362	\$1,600,499	\$1,380,875
Gross Income per SqFt	\$14.10	\$16.47	\$12.37
Full Market Value	\$7,200,000	\$6,510,000	\$5,190,000
Market Value per SqFt	\$56.00	\$67.00	\$46.50
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	64,822	53,525
Estimated Gross Income	\$736,428	\$872,910	\$867,313
Gross Income per SqFt	\$14.00	\$13.47	\$16.20
Full Market Value	\$2,920,000	\$3,280,000	\$3,530,000
Market Value per SqFt	\$56.00	\$51.00	\$66.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02269-0002	4-02236-0012	4-04994-0078
Address	77-15 113 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	95,644	79,050
Estimated Gross Income	\$1,302,000	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.00	\$14.83	\$13.78
Full Market Value	\$5,160,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$55.00	\$59.00	\$55.00
Distance from Cooperative in miles		0.50	3.45

	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	95,644	79,050
Estimated Gross Income	\$1,302,000	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.00	\$14.83	\$13.78
Full Market Value	\$5,160,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$55.00	\$59.00	\$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	95,644	79,050
Estimated Gross Income	\$1,575,000	\$1,418,367	\$1,089,693
Gross Income per SqFt	\$14.00	\$14.83	\$13.78
Full Market Value	\$6,240,000	\$5,620,000	\$4,320,000
Market Value per SqFt	\$55.00	\$59.00	\$55.00
Distance from Cooperative in miles		0.60	3.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02288-0027	4-00134-0039	4-00207-0001
Address	48-10 45 STREET	41-24 50 STREET	39-20 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	40	140
Year Built	1961	1963	1958
Gross SqFt	59,580	26,100	114,486
Estimated Gross Income	\$753,091	\$382,283	\$1,495,310
Gross Income per SqFt	\$12.64	\$14.65	\$13.06
Full Market Value	\$2,830,000	\$1,520,000	\$5,620,000
Market Value per SqFt	\$47.50	\$58.00	\$49.10
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02314-0001	4-00207-0001	4-01333-0086
Address	59-10 QUEENS BOULEVARD	39-20 GREENPOINT AVENUE	43-14 60 STREET
Neighborhood	WOODSIDE	SUNNYSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	706	140	64
Year Built	1964	1958	1955
Gross SqFt	721,672	114,486	54,000
Estimated Gross Income	\$11,048,798	\$1,495,310	\$656,782
Gross Income per SqFt	\$15.31	\$13.06	\$12.16
Full Market Value	\$31,200,000	\$5,620,000	\$2,320,000
Market Value per SqFt	\$43.20	\$49.00	\$43.00
Distance from Cooperative in miles		1.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02322-0001	4-01490-0018	4-05137-0005
Address	59-50 61 STREET	79-11 41 AVENUE	43-23 COLDEN STREET
Neighborhood	WOODSIDE	ELMHURST	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	282	357	322
Year Built	1964	1958	1965
Gross SqFt	290,000	298,620	317,305
Estimated Gross Income	\$4,495,000	\$4,620,453	\$4,950,000
Gross Income per SqFt	\$15.50	\$15.47	\$15.60
Full Market Value	\$12,700,000	\$18,800,000	\$20,100,000
Market Value per SqFt	\$43.80	\$63.00	\$63.00
Distance from Cooperative in miles		1.05	4.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02376-0101	4-01490-0018	4-05137-0005
Address	52-24 65 PLACE	79-11 41 AVENUE	43-23 GOLDEN STREET
Neighborhood	MASPETH	ELMHURST	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	372	357	322
Year Built	1956	1958	1965
Gross SqFt	357,000	298,620	317,305
Estimated Gross Income	\$3,616,410	\$4,620,453	\$4,950,000
Gross Income per SqFt	\$10.13	\$15.47	\$15.60
Full Market Value	\$12,200,000	\$18,800,000	\$20,100,000
Market Value per SqFt	\$34.20	\$63.00	\$63.00
Distance from Cooperative in miles		1.25	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02382-0020	4-01553-0028	4-09260-0011
Address	52-15 65 PLACE	40-94 WHITNEY AVENUE	85-18 118 STREET
Neighborhood	MASPETH	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	77	48
Year Built	1955	1960	1959
Gross SqFt	105,140	53,250	37,772
Estimated Gross Income	\$1,051,400	\$666,174	\$528,827
Gross Income per SqFt	\$10.00	\$12.51	\$14.00
Full Market Value	\$3,550,000	\$2,500,000	\$2,100,000
Market Value per SqFt	\$33.80	\$47.00	\$56.00
Distance from Cooperative in miles		1.60	4.10

	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	\$679,266	\$666,174	\$528,827
Gross Income per SqFt	\$12.60	\$12.51	\$14.00
Full Market Value	\$2,550,000	\$2,500,000	\$2,100,000
Market Value per SqFt	\$47.30	\$47.00	\$56.00
Distance from Cooperative in miles		0.80	3.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02864-0021	4-01553-0028	4-09260-0011
Address	86-10 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	100	77	48
Year Built	1959	1960	1959
Gross SqFt	66,924	53,250	37,772
Estimated Gross Income	\$843,242	\$666,174	\$528,827
Gross Income per SqFt	\$12.60	\$12.51	\$14.00
Full Market Value	\$3,170,000	\$2,500,000	\$2,100,000
Market Value per SqFt	\$47.40	\$47.00	\$56.00
Distance from Cooperative in miles		0.80	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0002	4-09260-0011	4-09236-0033
Address	86-16 60 AVENUE	85-18 118 STREET	120-07 85 AVENUE
Neighborhood	MIDDLE VILLAGE	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	48	57
Year Built	1963	1959	1962
Gross SqFt	94,432	37,772	46,692
Estimated Gross Income	\$1,322,048	\$528,827	\$510,651
Gross Income per SqFt	\$14.00	\$14.00	\$10.94
Full Market Value	\$5,240,000	\$2,100,000	\$1,800,000
Market Value per SqFt	\$55.00	\$56.00	\$38.60
Distance from Cooperative in miles		2.90	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0055	4-09260-0011	4-09236-0033
Address	86-05 60 ROAD	85-18 118 STREET	120-07 85 AVENUE
Neighborhood	MIDDLE VILLAGE	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	48	57
Year Built	1964	1959	1962
Gross SqFt	57,816	37,772	46,692
Estimated Gross Income	\$809,424	\$528,827	\$510,651
Gross Income per SqFt	\$14.00	\$14.00	\$10.94
Full Market Value	\$3,210,000	\$2,100,000	\$1,800,000
Market Value per SqFt	\$56.00	\$56.00	\$38.60
Distance from Cooperative in miles		2.90	2.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02945-0001	4-09260-0011	4-09236-0033
Address	61-88 DRY HARBOR ROAD	85-18 118 STREET	120-07 85 AVENUE
Neighborhood	MIDDLE VILLAGE	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	48	57
Year Built	1962	1959	1962
Gross SqFt	75,368	37,772	46,692
Estimated Gross Income	\$1,055,152	\$528,827	\$510,651
Gross Income per SqFt	\$14.00	\$14.00	\$10.94
Full Market Value	\$4,180,000	\$2,100,000	\$1,800,000
Market Value per SqFt	\$55.00	\$56.00	\$38.60
Distance from Cooperative in miles		2.70	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03075-0034	4-03078-0103	4-03078-0110
Address	61-41 SAUNDERS STREET	93-40 QUEENS BOULEVARD	93-54 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	108	54	65
Year Built	1939	1939	1939
Gross SqFt	98,220	52,080	64,935
Estimated Gross Income	\$1,365,258	\$699,362	\$846,044
Gross Income per SqFt	\$13.90	\$13.43	\$13.03
Full Market Value	\$5,410,000	\$2,630,000	\$3,180,000
Market Value per SqFt	\$55.00	\$50.00	\$49.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03076-0022	4-03874-0078	4-09247-0001
Address	61-40 SAUNDERS STREET	89-15 73 AVENUE	84-17 125 STREET
Neighborhood	REGO PARK	GLENDALE	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	73	52	103
Year Built	1927	1950	1941
Gross SqFt	53,468	45,040	83,650
Estimated Gross Income	\$818,060	\$764,458	\$1,279,053
Gross Income per SqFt	\$15.30	\$16.97	\$15.29
Full Market Value	\$3,330,000	\$3,110,000	\$5,200,000
Market Value per SqFt	\$62.00	\$69.00	\$62.00
Distance from Cooperative in miles		1.50	2.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0076	4-03874-0078	4-09247-0001
Address	62-64 SAUNDERS STREET	89-15 73 AVENUE	84-17 125 STREET
Neighborhood	REGO PARK	GLENDALE	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	68	52	103
Year Built	1920	1950	1941
Gross SqFt	52,584	45,040	83,650
Estimated Gross Income	\$804,535	\$764,458	\$1,279,053
Gross Income per SqFt	\$15.30	\$16.97	\$15.29
Full Market Value	\$3,270,000	\$3,110,000	\$5,200,000
Market Value per SqFt	\$62.00	\$69.00	\$62.00
Distance from Cooperative in miles		1.45	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0100	4-03078-0103	4-03078-0110
Address	62-98 SAUNDERS STREET	93-40 QUEENS BOULEVARD	93-54 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	88	54	65
Year Built	1930	1939	1939
Gross SqFt	84,018	52,080	64,935
Estimated Gross Income	\$1,167,850	\$699,362	\$846,044
Gross Income per SqFt	\$13.90	\$13.43	\$13.03
Full Market Value	\$4,630,000	\$2,630,000	\$3,180,000
Market Value per SqFt	\$55.00	\$50.00	\$49.00
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03080-0043	4-03100-0014	4-03105-0001
Address	63-45 SAUNDERS STREET	65-50 WETHEROLE STREET	61-10 ALDERTON STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	56	144	97
Year Built	1956	1963	1956
Gross SqFt	47,730	144,444	72,360
Estimated Gross Income	\$687,312	\$2,157,611	\$989,211
Gross Income per SqFt	\$14.40	\$14.94	\$13.67
Full Market Value	\$2,720,000	\$8,550,000	\$3,920,000
Market Value per SqFt	\$57.00	\$59.00	\$54.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03082-0082	4-02090-0047	4-02104-0001
Address	63-89 SAUNDERS STREET	97-25 64 AVENUE	98-41 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	178	113	206
Year Built	1942	1950	1952
Gross SqFt	160,968	90,500	204,340
Estimated Gross Income	\$1,851,132	\$1,137,494	\$2,347,652
Gross Income per SqFt	\$11.50	\$12.57	\$11.49
Full Market Value	\$6,530,000	\$4,280,000	\$8,280,000
Market Value per SqFt	\$40.60	\$47.00	\$40.50
Distance from Cooperative in miles		0.10	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0061	4-03175-0001	4-03155-0027
Address	63-84 SAUNDERS STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	121	1,327	286
Year Built	1952	1960	1959
Gross SqFt	141,948	1,741,458	275,197
Estimated Gross Income	\$2,185,999	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$8,890,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0069	4-03175-0001	4-03155-0027
Address	64-00 SAUNDERS STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	1,327	286
Year Built	1954	1960	1959
Gross SqFt	69,000	1,741,458	275,197
Estimated Gross Income	\$1,062,600	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$4,320,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.75	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0039	4-03155-0027	4-03175-0001
Address	64-85 SAUNDERS STREET	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	286	1,327
Year Built	1941	1959	1960
Gross SqFt	70,000	275,197	1,741,458
Estimated Gross Income	\$1,078,000	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.40	\$14.21	\$15.27
Full Market Value	\$4,380,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$63.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0046	4-03175-0001	4-03155-0027
Address	64-41 SAUNDERS STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	104	1,327	286
Year Built	1952	1960	1959
Gross SqFt	106,140	1,741,458	275,197
Estimated Gross Income	\$1,634,556	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$6,650,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0029	4-03175-0001	4-03155-0027
Address	64-74 SAUNDERS STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	42	1,327	286
Year Built	1950	1960	1959
Gross SqFt	36,084	1,741,458	275,197
Estimated Gross Income	\$555,693	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$2,260,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.60	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0036	4-03083-0085	4-03094-0034
Address	96-11 65 ROAD	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	62	72
Year Built	1939	1937	1936
Gross SqFt	88,986	62,400	73,620
Estimated Gross Income	\$1,156,818	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$4,350,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.90	\$42.00	\$48.10
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0002	4-03083-0085	4-03094-0034
Address	65-41 BOOTH STREET	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	62	72
Year Built	1939	1937	1936
Gross SqFt	67,200	62,400	73,620
Estimated Gross Income	\$873,600	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$3,280,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.80	\$42.00	\$48.10
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0025	4-03083-0085	4-03094-0034
Address	65-74 SAUNDERS STREET	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	62	72
Year Built	1939	1937	1936
Gross SqFt	57,600	62,400	73,620
Estimated Gross Income	\$748,800	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$2,810,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.80	\$42.00	\$48.10
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-0118	4-03155-0027	4-03175-0001
Address	63-95 AUSTIN STREET	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	69	286	1,327
Year Built	1960	1959	1960
Gross SqFt	61,190	275,197	1,741,458
Estimated Gross Income	\$936,207	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.30	\$14.21	\$15.27
Full Market Value	\$3,810,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$62.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.35	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-0020	4-03874-0078	4-09247-0001
Address	64-62 BOOTH STREET	89-15 73 AVENUE	84-17 125 STREET
Neighborhood	REGO PARK	GLENDALE	KEW GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	18	52	103
Year Built	1950	1950	1941
Gross SqFt	13,365	45,040	83,650
Estimated Gross Income	\$205,821	\$764,458	\$1,279,053
Gross Income per SqFt	\$15.40	\$16.97	\$15.29
Full Market Value	\$837,000	\$3,110,000	\$5,200,000
Market Value per SqFt	\$63.00	\$69.00	\$62.00
Distance from Cooperative in miles		1.20	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0007	4-03083-0085	4-03094-0034
Address	65-38 BOOTH STREET	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	62	72
Year Built	1939	1937	1936
Gross SqFt	60,000	62,400	73,620
Estimated Gross Income	\$780,000	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$2,930,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.80	\$42.00	\$48.10
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0025	4-03083-0085	4-03094-0034
Address	65-70 BOOTH STREET	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	62	72
Year Built	1947	1937	1936
Gross SqFt	39,600	62,400	73,620
Estimated Gross Income	\$514,800	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$1,940,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$49.00	\$42.00	\$48.10
Distance from Cooperative in miles		0.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0042	4-03175-0001	4-03155-0027
Address	65-65 WETHEROLE STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	149	1,327	286
Year Built	1959	1960	1959
Gross SqFt	131,436	1,741,458	275,197
Estimated Gross Income	\$2,024,114	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$8,230,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.50	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-0018	4-03083-0085	4-03094-0034
Address	65-60 WETHEROLE STREET	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	62	72
Year Built	1947	1937	1936
Gross SqFt	74,400	62,400	73,620
Estimated Gross Income	\$967,200	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$3,640,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.90	\$42.00	\$48.10
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03117-0024	4-03083-0085	4-03094-0034
Address	90-02 63 DRIVE	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	62	72
Year Built	1956	1937	1936
Gross SqFt	52,543	62,400	73,620
Estimated Gross Income	\$683,059	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$2,570,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.90	\$42.00	\$48.10
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03149-0019	4-03083-0085	4-03094-0034
Address	75-10 YELLOWSTONE BOULEVA	64-21 BOOTH STREET	63-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	62	72
Year Built	1956	1937	1936
Gross SqFt	57,600	62,400	73,620
Estimated Gross Income	\$748,800	\$748,781	\$940,500
Gross Income per SqFt	\$13.00	\$12.00	\$12.78
Full Market Value	\$2,810,000	\$2,640,000	\$3,540,000
Market Value per SqFt	\$48.80	\$42.00	\$48.10
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0043	4-03175-0001	4-03155-0027
Address	67-50 THORNTON PLACE	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	112	1,327	286
Year Built	1963	1960	1959
Gross SqFt	97,104	1,741,458	275,197
Estimated Gross Income	\$1,495,401	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$6,080,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.50	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0103	4-03175-0001	4-03155-0027
Address	65-15 ALDERTON STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	1,327	286
Year Built	1964	1960	1959
Gross SqFt	42,948	1,741,458	275,197
Estimated Gross Income	\$661,399	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$2,690,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03152-0021	4-03155-0027	4-03175-0001
Address	66-10 THORNTON PLACE	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	286	1,327
Year Built	1963	1959	1960
Gross SqFt	74,000	275,197	1,741,458
Estimated Gross Income	\$1,132,200	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.30	\$14.21	\$15.27
Full Market Value	\$4,600,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$62.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0001	4-03175-0001	4-03155-0027
Address	66-15 THORNTON PLACE	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	126	1,327	286
Year Built	1962	1960	1959
Gross SqFt	115,200	1,741,458	275,197
Estimated Gross Income	\$1,774,080	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$7,220,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.40	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0025	4-03175-0001	4-03155-0027
Address	96-09 67 AVENUE	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	60	1,327	286
Year Built	1951	1960	1959
Gross SqFt	61,476	1,741,458	275,197
Estimated Gross Income	\$946,730	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$3,850,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0001	4-03175-0001	4-03155-0027
Address	66-01 BURNS STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	168	1,327	286
Year Built	1963	1960	1959
Gross SqFt	144,000	1,741,458	275,197
Estimated Gross Income	\$2,217,600	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$9,020,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.40	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0055	4-03175-0001	4-03155-0027
Address	97-07 67 AVENUE	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	62	1,327	286
Year Built	1958	1960	1959
Gross SqFt	54,336	1,741,458	275,197
Estimated Gross Income	\$836,774	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$3,400,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.40	0.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03156-0114	4-03175-0001	4-03155-0027
Address	66-20 WETHEROLE STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	75	1,327	286
Year Built	1948	1960	1959
Gross SqFt	75,216	1,741,458	275,197
Estimated Gross Income	\$1,158,326	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$4,710,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.35	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03157-0101	4-03175-0001	4-03155-0027
Address	66-15 WETHEROLE STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	113	1,327	286
Year Built	1950	1960	1959
Gross SqFt	90,300	1,741,458	275,197
Estimated Gross Income	\$1,390,620	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$5,660,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.35	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03159-0070	4-03094-0034	
Address	981-20 QUEENS BOULEVARD	63-50 WETHEROLE STREET	
Neighborhood	REGO PARK	REGO PARK	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	72	
Year Built	1939	1936	
Gross SqFt	75,378	73,620	
Estimated Gross Income	\$979,914	\$940,500	
Gross Income per SqFt	\$13.00	\$12.78	
Full Market Value	\$3,680,000	\$3,540,000	
Market Value per SqFt	\$48.80	\$48.00	
Distance from Cooperative in miles		0.50	

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03163-0015	4-03094-0034	4-03083-0085
Address	67-30 DARTMOUTH STREET	63-50 WETHEROLE STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	72	62
Year Built	1955	1936	1937
Gross SqFt	92,400	73,620	62,400
Estimated Gross Income	\$1,201,200	\$940,500	\$748,781
Gross Income per SqFt	\$13.00	\$12.78	\$12.00
Full Market Value	\$4,520,000	\$3,540,000	\$2,640,000
Market Value per SqFt	\$48.90	\$48.00	\$42.30
Distance from Cooperative in miles		0.65	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0012	4-03155-0027	4-03175-0001
Address	67-30 CLYDE STREET	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	135	286	1,327
Year Built	1953	1959	1960
Gross SqFt	114,400	275,197	1,741,458
Estimated Gross Income	\$1,761,760	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.40	\$14.21	\$15.27
Full Market Value	\$7,170,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$63.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0038	4-03155-0027	4-03171-0001
Address	67-25 DARTMOUTH STREET	98-01 67 AVENUE	101-01 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	98	286	62
Year Built	1955	1959	1954
Gross SqFt	86,136	275,197	61,242
Estimated Gross Income	\$1,317,880	\$3,909,882	\$774,273
Gross Income per SqFt	\$15.30	\$14.21	\$12.64
Full Market Value	\$5,360,000	\$15,500,000	\$2,910,000
Market Value per SqFt	\$62.00	\$56.00	\$47.50
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03165-0062	4-03155-0027	4-03175-0001
Address	67-25 CLYDE STREET	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	112	286	1,327
Year Built	1955	1959	1960
Gross SqFt	85,800	275,197	1,741,458
Estimated Gross Income	\$1,312,740	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.30	\$14.21	\$15.27
Full Market Value	\$5,340,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$62.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03166-0107	4-03155-0027	4-03175-0001
Address	67-41 BURNS STREET	98-01 67 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	286	1,327
Year Built	1959	1959	1960
Gross SqFt	93,564	275,197	1,741,458
Estimated Gross Income	\$1,431,529	\$3,909,882	\$26,595,320
Gross Income per SqFt	\$15.30	\$14.21	\$15.27
Full Market Value	\$5,820,000	\$15,500,000	\$108,000,000
Market Value per SqFt	\$62.00	\$56.00	\$62.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03167-0028	4-03094-0034	4-03083-0085
Address	67-76 BOOTH STREET	63-50 WETHEROLE STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	72	62
Year Built	1948	1936	1937
Gross SqFt	145,112	73,620	62,400
Estimated Gross Income	\$2,220,213	\$940,500	\$748,781
Gross Income per SqFt	\$15.30	\$12.78	\$12.00
Full Market Value	\$9,030,000	\$3,540,000	\$2,640,000
Market Value per SqFt	\$62.00	\$48.00	\$42.30
Distance from Cooperative in miles		0.70	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0036	4-03094-0034	4-03083-0085
Address	98-50 67 AVENUE	63-50 WETHEROLE STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	72	62
Year Built	1939	1936	1937
Gross SqFt	81,972	73,620	62,400
Estimated Gross Income	\$1,065,636	\$940,500	\$748,781
Gross Income per SqFt	\$13.00	\$12.78	\$12.00
Full Market Value	\$4,010,000	\$3,540,000	\$2,640,000
Market Value per SqFt	\$48.90	\$48.00	\$42.30
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0040	4-03094-0034	4-03083-0085
Address	99-45 67 ROAD	63-50 WETHEROLE STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	72	62
Year Built	1941	1936	1937
Gross SqFt	142,650	73,620	62,400
Estimated Gross Income	\$1,854,450	\$940,500	\$748,781
Gross Income per SqFt	\$13.00	\$12.78	\$12.00
Full Market Value	\$6,970,000	\$3,540,000	\$2,640,000
Market Value per SqFt	\$48.90	\$48.00	\$42.30
Distance from Cooperative in miles		0.60	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0056	4-03094-0034	4-03083-0085
Address	99-21 67 ROAD	63-50 WETHEROLE STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	72	62
Year Built	1947	1936	1937
Gross SqFt	61,856	73,620	62,400
Estimated Gross Income	\$804,128	\$940,500	\$748,781
Gross Income per SqFt	\$13.00	\$12.78	\$12.00
Full Market Value	\$3,020,000	\$3,540,000	\$2,640,000
Market Value per SqFt	\$48.80	\$48.00	\$42.30
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0031	4-03175-0001	4-03155-0027
Address	99-44 67 ROAD	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	56	1,327	286
Year Built	1961	1960	1959
Gross SqFt	49,300	1,741,458	275,197
Estimated Gross Income	\$759,220	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$3,090,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0036	4-03175-0001	4-03155-0027
Address	67-40 BOOTH STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	101	1,327	286
Year Built	1955	1960	1959
Gross SqFt	94,769	1,741,458	275,197
Estimated Gross Income	\$1,459,442	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$5,940,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03170-0001	4-03175-0001	4-03155-0027
Address	100-11 67 ROAD	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	156	1,327	286
Year Built	1950	1960	1959
Gross SqFt	137,120	1,741,458	275,197
Estimated Gross Income	\$2,111,648	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$8,590,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-0019	4-03175-0001	4-03155-0027
Address	100-26 67 ROAD	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	43	1,327	286
Year Built	1966	1960	1959
Gross SqFt	46,570	1,741,458	275,197
Estimated Gross Income	\$717,178	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$2,920,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-0070	4-03175-0001	4-03155-0027
Address	67-87 BOOTH STREET	104-20 QUEENS BOULEVARD	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	110	1,327	286
Year Built	1950	1960	1959
Gross SqFt	117,480	1,741,458	275,197
Estimated Gross Income	\$1,809,192	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$7,360,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.15	0.30

	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	\$1,143,342	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$4,650,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.85	0.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03180-0041	4-03175-0001	4-03155-0027
Address	74-45 YELLOWSTONE BOULEVA	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	54	1,327	286
Year Built	1955	1960	1959
Gross SqFt	45,000	1,741,458	275,197
Estimated Gross Income	\$693,000	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$2,820,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.70	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03183-0002	4-03175-0001	4-03155-0027
Address	66-92 YELLOWSTONE BOULEVA	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	66	1,327	286
Year Built	1957	1960	1959
Gross SqFt	57,720	1,741,458	275,197
Estimated Gross Income	\$888,888	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$3,620,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03191-0001	4-03175-0001	4-03155-0027
Address	71-11 YELLOWSTONE BOULEVA	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	107	1,327	286
Year Built	1954	1960	1959
Gross SqFt	91,170	1,741,458	275,197
Estimated Gross Income	\$1,404,018	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$5,710,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.25	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03193-0001	4-03175-0001	4-03155-0027
Address	68-15 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	58	1,327	286
Year Built	1967	1960	1959
Gross SqFt	45,354	1,741,458	275,197
Estimated Gross Income	\$698,451	\$26,595,320	\$3,909,882
Gross Income per SqFt	\$15.40	\$15.27	\$14.21
Full Market Value	\$2,840,000	\$108,000,000	\$15,500,000
Market Value per SqFt	\$63.00	\$62.00	\$56.00
Distance from Cooperative in miles		0.80	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03198-0033	4-00871-0030	4-03874-0078
Address	94-11 69 AVENUE	20-24 CRESCENT STREET	89-15 73 AVENUE
Neighborhood	FOREST HILLS	ASTORIA	GLENDALE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	32	60	52
Year Built	1938	1949	1950
Gross SqFt	43,599	45,117	45,040
Estimated Gross Income	\$741,183	\$799,975	\$764,458
Gross Income per SqFt	\$17.00	\$17.73	\$16.97
Full Market Value	\$3,010,000	\$3,250,000	\$3,110,000
Market Value per SqFt	\$69.00	\$72.00	\$69.00
Distance from Cooperative in miles		5.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0004	4-03205-0024	4-03341-0001
Address	68-12 BURNS STREET	68-50 BURNS STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	60
Year Built	1920	1931	1937
Gross SqFt	24,408	24,408	56,636
Estimated Gross Income	\$344,152	\$345,009	\$806,248
Gross Income per SqFt	\$14.10	\$14.14	\$14.24
Full Market Value	\$1,360,000	\$1,370,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.00	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0008	4-03205-0024	4-03341-0001
Address	68-20 BURNS STREET	68-50 BURNS STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	60
Year Built	1920	1931	1937
Gross SqFt	24,408	24,408	56,636
Estimated Gross Income	\$344,152	\$345,009	\$806,248
Gross Income per SqFt	\$14.10	\$14.14	\$14.24
Full Market Value	\$1,360,000	\$1,370,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0012	4-03205-0024	4-03341-0001
Address	68-30 BURNS STREET	68-50 BURNS STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	60
Year Built	1920	1931	1937
Gross SqFt	24,408	24,408	56,636
Estimated Gross Income	\$344,152	\$345,009	\$806,248
Gross Income per SqFt	\$14.10	\$14.14	\$14.24
Full Market Value	\$1,360,000	\$1,370,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0016	4-03341-0001	4-03205-0024
Address	68-36 BURNS STREET	111-10 76 ROAD	68-50 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	60	20
Year Built	1920	1937	1931
Gross SqFt	24,408	56,636	24,408
Estimated Gross Income	\$344,152	\$806,248	\$345,009
Gross Income per SqFt	\$14.10	\$14.24	\$14.14
Full Market Value	\$1,360,000	\$3,200,000	\$1,370,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.90	0.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0020	4-03341-0001	4-03205-0024
Address	68-44 BURNS STREET	111-10 76 ROAD	68-50 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	60	20
Year Built	1920	1937	1931
Gross SqFt	24,408	56,636	24,408
Estimated Gross Income	\$344,152	\$806,248	\$345,009
Gross Income per SqFt	\$14.10	\$14.24	\$14.14
Full Market Value	\$1,360,000	\$3,200,000	\$1,370,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.90	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0001	4-03161-0001	4-02138-0011
Address	6 BURNS STREET	66-22 FLEET STREET	103-26 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	130	105
Year Built	1920	1962	1942
Gross SqFt	90,141	112,800	97,200
Estimated Gross Income	\$1,424,227	\$1,783,961	\$1,600,499
Gross Income per SqFt	\$15.80	\$15.82	\$16.47
Full Market Value	\$5,790,000	\$7,260,000	\$6,510,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0014	4-03874-0078	4-00871-0030
Address	9 71 AVENUE	89-15 73 AVENUE	20-24 CRESCENT STREET
Neighborhood	FOREST HILLS	GLENDALE	ASTORIA
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	52	60
Year Built	1920	1950	1949
Gross SqFt	24,311	45,040	45,117
Estimated Gross Income	\$413,287	\$764,458	\$799,975
Gross Income per SqFt	\$17.00	\$16.97	\$17.73
Full Market Value	\$1,680,000	\$3,110,000	\$3,250,000
Market Value per SqFt	\$69.00	\$69.00	\$72.00
Distance from Cooperative in miles		1.00	5.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0022	4-03161-0001	4-02138-0011
Address	4 DARTMOUTH STREET	66-22 FLEET STREET	103-26 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	130	105
Year Built	1931	1962	1942
Gross SqFt	70,000	112,800	97,200
Estimated Gross Income	\$1,106,000	\$1,783,961	\$1,600,499
Gross Income per SqFt	\$15.80	\$15.82	\$16.47
Full Market Value	\$4,500,000	\$7,260,000	\$6,510,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03236-0035	4-03161-0001	4-02138-0011
Address	70-25 YELLOWSTONE BOULEVA	66-22 FLEET STREET	103-26 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	566	130	105
Year Built	1965	1962	1942
Gross SqFt	575,600	112,800	97,200
Estimated Gross Income	\$9,094,480	\$1,783,961	\$1,600,499
Gross Income per SqFt	\$15.80	\$15.82	\$16.47
Full Market Value	\$37,000,000	\$7,260,000	\$6,510,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0051	4-03161-0001	4-02138-0011
Address	20 71 AVENUE	66-22 FLEET STREET	103-26 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	130	105
Year Built	1932	1962	1942
Gross SqFt	85,075	112,800	97,200
Estimated Gross Income	\$1,344,185	\$1,783,961	\$1,600,499
Gross Income per SqFt	\$15.80	\$15.82	\$16.47
Full Market Value	\$5,470,000	\$7,260,000	\$6,510,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0062	4-03161-0001	4-02138-0011
Address	1 STATION SQUARE	66-22 FLEET STREET	103-26 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	130	105
Year Built	1930	1962	1942
Gross SqFt	54,185	112,800	97,200
Estimated Gross Income	\$856,123	\$1,783,961	\$1,600,499
Gross Income per SqFt	\$15.80	\$15.82	\$16.47
Full Market Value	\$3,480,000	\$7,260,000	\$6,510,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0020	4-00871-0030	4-03874-0078
Address	2 STATION SQUARE	20-24 CRESCENT STREET	89-15 73 AVENUE
Neighborhood	FOREST HILLS	ASTORIA	GLENDALE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	32	60	52
Year Built	1930	1949	1950
Gross SqFt	22,450	45,117	45,040
Estimated Gross Income	\$381,650	\$799,975	\$764,458
Gross Income per SqFt	\$17.00	\$17.73	\$16.97
Full Market Value	\$1,550,000	\$3,250,000	\$3,110,000
Market Value per SqFt	\$69.00	\$72.00	\$69.00
Distance from Cooperative in miles		5.60	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0029	4-02265-0086	4-03342-0022
Address	71-30 BURNS STREET	75-10 GRND CNTRL PARKWAY	111-46 76 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	26	39	24
Year Built	1961	1964	1966
Gross SqFt	17,868	20,220	21,396
Estimated Gross Income	\$275,167	\$324,054	\$300,470
Gross Income per SqFt	\$15.40	\$16.03	\$14.04
Full Market Value	\$1,120,000	\$1,320,000	\$1,190,000
Market Value per SqFt	\$63.00	\$65.00	\$56.00
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-0009	4-03161-0001	4-03155-0027
Address	108-25 72 AVENUE	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	71	130	286
Year Built	1939	1962	1959
Gross SqFt	74,100	112,800	275,197
Estimated Gross Income	\$1,170,780	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$4,760,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03275-0083	4-03161-0001	4-03155-0027
Address	72-14 BURNS STREET	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	44	130	286
Year Built	1930	1962	1959
Gross SqFt	53,400	112,800	275,197
Estimated Gross Income	\$843,720	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$3,430,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.75	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03276-0024	4-03341-0001	4-03205-0024
Address	1 ASCAN AVENUE	111-10 76 ROAD	68-50 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	60	20
Year Built	1918	1937	1931
Gross SqFt	66,600	56,636	24,408
Estimated Gross Income	\$939,060	\$806,248	\$345,009
Gross Income per SqFt	\$14.10	\$14.24	\$14.14
Full Market Value	\$3,720,000	\$3,200,000	\$1,370,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0001	4-03205-0024	4-03341-0001
Address	73-20 AUSTIN STREET	68-50 BURNS STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	20	60
Year Built	1930	1931	1937
Gross SqFt	125,272	24,408	56,636
Estimated Gross Income	\$1,766,335	\$345,009	\$806,248
Gross Income per SqFt	\$14.10	\$14.14	\$14.24
Full Market Value	\$7,000,000	\$1,370,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0016	4-03155-0027	4-03161-0001
Address	75-02 AUSTIN STREET	98-01 67 AVENUE	66-22 FLEET STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	144	286	130
Year Built	1952	1959	1962
Gross SqFt	123,182	275,197	112,800
Estimated Gross Income	\$1,946,275	\$3,909,882	\$1,783,961
Gross Income per SqFt	\$15.80	\$14.21	\$15.82
Full Market Value	\$7,920,000	\$15,500,000	\$7,260,000
Market Value per SqFt	\$64.00	\$56.00	\$64.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0080	4-03161-0001	4-03155-0027
Address	150 BURNS STREET	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	43	130	286
Year Built	1932	1962	1959
Gross SqFt	52,454	112,800	275,197
Estimated Gross Income	\$828,773	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$3,370,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.90	1.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0001	4-03341-0001	4-03205-0024
Address	109-14 ASCAN AVENUE	111-10 76 ROAD	68-50 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	60	20
Year Built	1932	1937	1931
Gross SqFt	148,181	56,636	24,408
Estimated Gross Income	\$2,089,352	\$806,248	\$345,009
Gross Income per SqFt	\$14.10	\$14.24	\$14.14
Full Market Value	\$8,280,000	\$3,200,000	\$1,370,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.30	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0028	4-03161-0001	4-03155-0027
Address	110-21 73 ROAD	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	71	130	286
Year Built	1937	1962	1959
Gross SqFt	100,000	112,800	275,197
Estimated Gross Income	\$1,580,000	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$6,430,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.90	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0036	4-03161-0001	4-03155-0027
Address	110-07 73 ROAD	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	79	130	286
Year Built	1933	1962	1959
Gross SqFt	98,182	112,800	275,197
Estimated Gross Income	\$1,551,275	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$6,310,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.90	1.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0045	4-03205-0024	4-03341-0001
Address	111-35 75 AVENUE	68-50 BURNS STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	20	60
Year Built	1939	1931	1937
Gross SqFt	30,580	24,408	56,636
Estimated Gross Income	\$431,178	\$345,009	\$806,248
Gross Income per SqFt	\$14.10	\$14.14	\$14.24
Full Market Value	\$1,710,000	\$1,370,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0050	4-03161-0001	4-03155-0027
Address	111-15 75 AVENUE	66-22 FLEET STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	84	130	286
Year Built	1937	1962	1959
Gross SqFt	106,364	112,800	275,197
Estimated Gross Income	\$1,680,551	\$1,783,961	\$3,909,882
Gross Income per SqFt	\$15.80	\$15.82	\$14.21
Full Market Value	\$6,830,000	\$7,260,000	\$15,500,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Cooperative in miles		0.95	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0064	4-03341-0001	4-03205-0024
Address	73-37 AUSTIN STREET	111-10 76 ROAD	68-50 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	60	20
Year Built	1928	1937	1931
Gross SqFt	97,825	56,636	24,408
Estimated Gross Income	\$1,379,332	\$806,248	\$345,009
Gross Income per SqFt	\$14.10	\$14.24	\$14.14
Full Market Value	\$5,470,000	\$3,200,000	\$1,370,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.20	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0001	4-03353-0001	4-03321-0061
Address	107-01 PARK LANE SOUTH	82-67 AUSTIN STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	152	144	180
Year Built	1935	1927	1950
Gross SqFt	209,844	124,343	140,196
Estimated Gross Income	\$2,874,862	\$1,702,787	\$1,915,664
Gross Income per SqFt	\$13.70	\$13.69	\$13.66
Full Market Value	\$11,400,000	\$6,750,000	\$7,590,000
Market Value per SqFt	\$54.00	\$54.00	\$54.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0008	4-03353-0001	4-03321-0061
Address	117-01 METROPOLITAN AVENU	82-67 AUSTIN STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	168	144	180
Year Built	1935	1927	1950
Gross SqFt	219,248	124,343	140,196
Estimated Gross Income	\$3,003,697	\$1,702,787	\$1,915,664
Gross Income per SqFt	\$13.70	\$13.69	\$13.66
Full Market Value	\$11,900,000	\$6,750,000	\$7,590,000
Market Value per SqFt	\$54.00	\$54.00	\$54.00
Distance from Cooperative in miles		0.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03316-0010	4-03321-0037	4-03322-0105
Address	117-14 UNION TURNPIKE	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	108	84	64
Year Built	1923	1931	1932
Gross SqFt	121,727	70,059	68,040
Estimated Gross Income	\$973,816	\$892,598	\$720,792
Gross Income per SqFt	\$8.00	\$12.74	\$10.59
Full Market Value	\$2,990,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$24.56	\$48.00	\$35.90
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0025	4-03321-0037	4-03322-0105
Address	83-30 118 STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	111	84	64
Year Built	1956	1931	1932
Gross SqFt	101,950	70,059	68,040
Estimated Gross Income	\$1,294,765	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$4,870,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.80	\$48.00	\$35.90
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0043	4-03321-0037	4-03322-0105
Address	83-60 118 STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	123	84	64
Year Built	1960	1931	1932
Gross SqFt	89,784	70,059	68,040
Estimated Gross Income	\$1,140,256	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$4,290,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.80	\$48.00	\$35.90
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	4-03322-0105
Address	83-19 116 STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	59	84	64
Year Built	1931	1931	1932
Gross SqFt	64,716	70,059	68,040
Estimated Gross Income	\$821,893	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$3,090,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0069	4-03321-0037	4-03322-0105
Address	83-15 116 STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	59	84	64
Year Built	1931	1931	1932
Gross SqFt	64,716	70,059	68,040
Estimated Gross Income	\$821,893	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$3,090,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0100	4-03321-0037	4-03322-0105
Address	83-80 118 STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	104	84	64
Year Built	1939	1931	1932
Gross SqFt	105,000	70,059	68,040
Estimated Gross Income	\$1,333,500	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$5,010,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0024	4-03321-0037	4-09245-0240
Address	118-60 METROPOLITAN AVENU	83-46 118 STREET	84-50 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	84	75
Year Built	1954	1931	1955
Gross SqFt	141,000	70,059	74,928
Estimated Gross Income	\$1,762,500	\$892,598	\$985,417
Gross Income per SqFt	\$12.50	\$12.74	\$13.15
Full Market Value	\$6,630,000	\$3,360,000	\$3,700,000
Market Value per SqFt	\$47.00	\$48.00	\$49.40
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0123	4-03321-0037	4-03322-0105
Address	83-44 LEFFERTS BOULEVARD	83-46 118 STREET	118-80 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	84	64
Year Built	1932	1931	1932
Gross SqFt	105,882	70,059	68,040
Estimated Gross Income	\$1,344,701	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$5,050,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0135	4-03321-0061	4-03321-0037
Address	118-11 84 AVENUE	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	180	84
Year Built	1942	1950	1931
Gross SqFt	150,000	140,196	70,059
Estimated Gross Income	\$2,055,000	\$1,915,664	\$892,598
Gross Income per SqFt	\$13.70	\$13.66	\$12.74
Full Market Value	\$8,150,000	\$7,590,000	\$3,360,000
Market Value per SqFt	\$54.00	\$54.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0156	4-03321-0061	4-03321-0037
Address	83-75 118 STREET	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	180	84
Year Built	1954	1950	1931
Gross SqFt	141,645	140,196	70,059
Estimated Gross Income	\$1,798,891	\$1,915,664	\$892,598
Gross Income per SqFt	\$12.70	\$13.66	\$12.74
Full Market Value	\$6,760,000	\$7,590,000	\$3,360,000
Market Value per SqFt	\$47.70	\$54.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03323-0001	4-03321-0061	4-03321-0037
Address	115-25 METROPOLITAN AVENU	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	180	84
Year Built	1925	1950	1931
Gross SqFt	88,272	140,196	70,059
Estimated Gross Income	\$1,209,326	\$1,915,664	\$892,598
Gross Income per SqFt	\$13.70	\$13.66	\$12.74
Full Market Value	\$4,790,000	\$7,590,000	\$3,360,000
Market Value per SqFt	\$54.00	\$54.00	\$48.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03329-0004	4-03321-0061	4-03321-0037
Address	118-14 83 AVENUE	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	180	84
Year Built	1939	1950	1931
Gross SqFt	88,296	140,196	70,059
Estimated Gross Income	\$1,209,655	\$1,915,664	\$892,598
Gross Income per SqFt	\$13.70	\$13.66	\$12.74
Full Market Value	\$4,800,000	\$7,590,000	\$3,360,000
Market Value per SqFt	\$54.00	\$54.00	\$48.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03330-0033	4-03321-0037	4-03321-0061
Address	83-36 BEVERLY ROAD	83-46 118 STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	84	180
Year Built	1966	1931	1950
Gross SqFt	41,155	70,059	140,196
Estimated Gross Income	\$563,823	\$892,598	\$1,915,664
Gross Income per SqFt	\$13.70	\$12.74	\$13.66
Full Market Value	\$2,240,000	\$3,360,000	\$7,590,000
Market Value per SqFt	\$54.00	\$48.00	\$54.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03331-0007	4-00871-0030	4-03874-0078
Address	84-02 BEVERLY ROAD	20-24 CRESCENT STREET	89-15 73 AVENUE
Neighborhood	KEW GARDENS	ASTORIA	GLENDALE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	60	52
Year Built	1926	1949	1950
Gross SqFt	14,545	45,117	45,040
Estimated Gross Income	\$247,265	\$799,975	\$764,458
Gross Income per SqFt	\$17.00	\$17.73	\$16.97
Full Market Value	\$1,010,000	\$3,250,000	\$3,110,000
Market Value per SqFt	\$69.00	\$72.00	\$69.00
Distance from Cooperative in miles		6.70	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03333-0016	4-03321-0061	4-03321-0037
Address	84-51 BEVERLY ROAD	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	180	84
Year Built	1941	1950	1931
Gross SqFt	156,510	140,196	70,059
Estimated Gross Income	\$2,134,796	\$1,915,664	\$892,598
Gross Income per SqFt	\$13.64	\$13.66	\$12.74
Full Market Value	\$8,460,000	\$7,590,000	\$3,360,000
Market Value per SqFt	\$54.00	\$54.00	\$48.00
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0058	4-03321-0037	4-03321-0061
Address	75-40 AUSTIN STREET	83-46 118 STREET	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	84	180
Year Built	1940	1931	1950
Gross SqFt	99,600	70,059	140,196
Estimated Gross Income	\$1,364,520	\$892,598	\$1,915,664
Gross Income per SqFt	\$13.70	\$12.74	\$13.66
Full Market Value	\$5,410,000	\$3,360,000	\$7,590,000
Market Value per SqFt	\$54.00	\$48.00	\$54.00
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0163	4-03321-0037	4-03322-0105
Address	76-66 AUSTIN STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	98	84	64
Year Built	1931	1931	1932
Gross SqFt	134,090	70,059	68,040
Estimated Gross Income	\$1,702,943	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$6,400,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0186	4-03321-0037	4-03322-0105
Address	77-16 AUSTIN STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	72	84	64
Year Built	1929	1931	1932
Gross SqFt	76,681	70,059	68,040
Estimated Gross Income	\$973,848	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$3,660,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0250	4-03321-0037	4-03322-0105
Address	78-14 AUSTIN STREET	83-46 118 STREET	118-80 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	84	64
Year Built	1932	1931	1932
Gross SqFt	58,864	70,059	68,040
Estimated Gross Income	\$747,572	\$892,598	\$720,792
Gross Income per SqFt	\$12.70	\$12.74	\$10.59
Full Market Value	\$2,810,000	\$3,360,000	\$2,440,000
Market Value per SqFt	\$47.70	\$48.00	\$35.90
Distance from Cooperative in miles		0.60	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0260	4-02236-0012	4-03161-0001
Address	118-17 UNION TURNPIKE	110-16 72 AVENUE	66-22 FLEET STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	108	130
Year Built	1973	1951	1962
Gross SqFt	213,654	95,644	112,800
Estimated Gross Income	\$3,375,733	\$1,418,367	\$1,783,961
Gross Income per SqFt	\$15.80	\$14.83	\$15.82
Full Market Value	\$13,700,000	\$5,620,000	\$7,260,000
Market Value per SqFt	\$64.00	\$59.00	\$64.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03335-0023	4-02236-0012	4-03161-0001
Address	118-18 UNION TURNPIKE	110-16 72 AVENUE	66-22 FLEET STREET
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	213	108	130
Year Built	1974	1951	1962
Gross SqFt	196,420	95,644	112,800
Estimated Gross Income	\$3,103,436	\$1,418,367	\$1,783,961
Gross Income per SqFt	\$15.80	\$14.83	\$15.82
Full Market Value	\$12,600,000	\$5,620,000	\$7,260,000
Market Value per SqFt	\$64.00	\$59.00	\$64.00
Distance from Cooperative in miles		0.70	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03337-0060	4-02138-0029	4-03341-0001
Address	82-40 AUSTIN STREET	68-38 YELLOWSTONE BOULEVA	111-10 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	111	60
Year Built	1953	1941	1937
Gross SqFt	55,146	132,960	56,636
Estimated Gross Income	\$783,073	\$1,868,329	\$806,248
Gross Income per SqFt	\$14.20	\$14.05	\$14.24
Full Market Value	\$3,100,000	\$7,410,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		1.40	0.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03338-0030	4-02138-0029	4-03341-0001
Address	83-40 AUSTIN STREET	68-38 YELLOWSTONE BOULEVA	111-10 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	111	60
Year Built	1956	1941	1937
Gross SqFt	146,748	132,960	56,636
Estimated Gross Income	\$2,083,821	\$1,868,329	\$806,248
Gross Income per SqFt	\$14.20	\$14.05	\$14.24
Full Market Value	\$8,260,000	\$7,410,000	\$3,200,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		1.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03340-0036	4-03340-0052	4-03161-0001
Address	111-39 76 ROAD	111-09 76 ROAD	66-22 FLEET STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	60	130
Year Built	1938	1939	1962
Gross SqFt	52,182	53,455	112,800
Estimated Gross Income	\$824,475	\$743,538	\$1,783,961
Gross Income per SqFt	\$15.80	\$13.91	\$15.82
Full Market Value	\$3,350,000	\$2,950,000	\$7,260,000
Market Value per SqFt	\$64.00	\$55.00	\$64.00
Distance from Cooperative in miles		0.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0024	4-03161-0001	4-03340-0052
Address	114-06 QUEENS BOULEVARD	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	130	60
Year Built	1939	1962	1939
Gross SqFt	63,636	112,800	53,455
Estimated Gross Income	\$1,005,448	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$4,090,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.15	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0030	4-03161-0001	4-03340-0052
Address	114-20 QUEENS BOULEVARD	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	130	60
Year Built	1940	1962	1939
Gross SqFt	63,636	112,800	53,455
Estimated Gross Income	\$1,005,448	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$4,090,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0037	4-03161-0001	4-03340-0052
Address	111-45 76 DRIVE	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	130	60
Year Built	1936	1962	1939
Gross SqFt	49,000	112,800	53,455
Estimated Gross Income	\$774,200	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$3,150,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0106	4-03161-0001	4-03340-0052
Address	83-00 LEFFERTS BOULEVARD	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	130	60
Year Built	1930	1962	1939
Gross SqFt	90,273	112,800	53,455
Estimated Gross Income	\$1,426,313	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$5,800,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.65	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0129	4-03161-0001	4-03340-0052
Address	83-52 TALBOT STREET	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	130	60
Year Built	1933	1962	1939
Gross SqFt	54,404	112,800	53,455
Estimated Gross Income	\$859,583	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$3,500,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0136	4-03161-0001	4-03340-0052
Address	83-74 TALBOT STREET	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	130	60
Year Built	1933	1962	1939
Gross SqFt	67,136	112,800	53,455
Estimated Gross Income	\$1,060,748	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$4,310,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0144	4-03161-0001	4-03340-0052
Address	83-33 AUSTIN STREET	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	130	60
Year Built	1950	1962	1939
Gross SqFt	133,140	112,800	53,455
Estimated Gross Income	\$2,103,612	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$8,560,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.65	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03356-0023	4-03161-0001	4-03340-0052
Address	125-16 83 DRIVE	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	130	60
Year Built	1960	1962	1939
Gross SqFt	78,632	112,800	53,455
Estimated Gross Income	\$1,242,385	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$5,050,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-0040	4-03161-0001	4-03340-0052
Address	45 KEW GARDENS ROAD	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	130	60
Year Built	1940	1962	1939
Gross SqFt	89,727	112,800	53,455
Estimated Gross Income	\$1,417,686	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$5,770,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03359-0023	4-03161-0001	4-03340-0052
Address	124-30 QUEENS BOULEVARD	66-22 FLEET STREET	111-09 76 ROAD
Neighborhood	KEW GARDENS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	130	60
Year Built	1948	1962	1939
Gross SqFt	150,507	112,800	53,455
Estimated Gross Income	\$2,378,010	\$1,783,961	\$743,538
Gross Income per SqFt	\$15.80	\$15.82	\$13.91
Full Market Value	\$9,670,000	\$7,260,000	\$2,950,000
Market Value per SqFt	\$64.00	\$64.00	\$55.00
Distance from Cooperative in miles		1.60	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03880-0097	4-03087-0052	4-02104-0001
Address	90-60 UNION TURNPIKE	65-65 BOOTH STREET	98-41 QUEENS BOULEVARD
Neighborhood	GLENDALE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	278	58	206
Year Built	1965	1941	1952
Gross SqFt	295,340	62,010	204,340
Estimated Gross Income	\$3,674,029	\$724,000	\$2,347,652
Gross Income per SqFt	\$12.44	\$11.68	\$11.49
Full Market Value	\$10,400,000	\$2,550,000	\$8,280,000
Market Value per SqFt	\$35.20	\$41.00	\$40.50
Distance from Cooperative in miles		1.50	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0960	4-03087-0052	4-02104-0001
Address	83-55 WOODHAVEN BOULEVARD	65-65 BOOTH STREET	98-41 QUEENS BOULEVARD
Neighborhood	GLENDALE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	390	58	206
Year Built	1954	1941	1952
Gross SqFt	385,000	62,010	204,340
Estimated Gross Income	\$4,427,500	\$724,000	\$2,347,652
Gross Income per SqFt	\$11.50	\$11.68	\$11.49
Full Market Value	\$15,600,000	\$2,550,000	\$8,280,000
Market Value per SqFt	\$40.50	\$41.00	\$40.50
Distance from Cooperative in miles		1.65	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0970	4-02104-0001	4-03087-0052
Address	83-75 WOODHAVEN BOULEVARD	98-41 QUEENS BOULEVARD	65-65 BOOTH STREET
Neighborhood	GLENDALE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	190	206	58
Year Built	1955	1952	1941
Gross SqFt	170,772	204,340	62,010
Estimated Gross Income	\$1,963,878	\$2,347,652	\$724,000
Gross Income per SqFt	\$11.50	\$11.49	\$11.68
Full Market Value	\$6,920,000	\$8,280,000	\$2,550,000
Market Value per SqFt	\$40.50	\$41.00	\$41.10
Distance from Cooperative in miles		2.05	1.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0975	4-03087-0052	4-02104-0001
Address	83-85 WOODHAVEN BOULEVARD	65-65 BOOTH STREET	98-41 QUEENS BOULEVARD
Neighborhood	GLENDALE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	288	58	206
Year Built	1954	1941	1952
Gross SqFt	310,050	62,010	204,340
Estimated Gross Income	\$3,565,575	\$724,000	\$2,347,652
Gross Income per SqFt	\$11.50	\$11.68	\$11.49
Full Market Value	\$12,600,000	\$2,550,000	\$8,280,000
Market Value per SqFt	\$40.60	\$41.00	\$40.50
Distance from Cooperative in miles		1.95	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04285-0010	4-02086-0040	4-05137-0102
Address	26-10 UNION STREET	62-60 99 STREET	43-70 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	504	419	325
Year Built	1957	1960	1965
Gross SqFt	500,710	470,000	317,277
Estimated Gross Income	\$6,509,230	\$5,208,126	\$4,840,000
Gross Income per SqFt	\$13.00	\$11.08	\$15.25
Full Market Value	\$24,500,000	\$18,400,000	\$19,700,000
Market Value per SqFt	\$48.90	\$39.00	\$62.00
Distance from Cooperative in miles		3.35	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04312-0010	4-05137-0012	4-05146-0036
Address	26-20 WHITESTONE EXPWY SR	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	252	284	256
Year Built	1952	1962	1955
Gross SqFt	260,961	270,499	261,919
Estimated Gross Income	\$3,066,291	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.75	\$14.00	\$10.28
Full Market Value	\$10,800,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$41.40	\$55.00	\$34.70
Distance from Cooperative in miles		1.40	1.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04340-0010	4-05137-0012	4-05146-0036
Address	29-09 137 STREET	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	180	284	256
Year Built	1961	1962	1955
Gross SqFt	234,456	270,499	261,919
Estimated Gross Income	\$2,602,461	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.10	\$14.00	\$10.28
Full Market Value	\$9,170,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$39.10	\$55.00	\$34.70
Distance from Cooperative in miles		1.25	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04342-0010	4-05137-0012	4-05146-0036
Address	29-08 139 STREET	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	168	284	256
Year Built	1952	1962	1955
Gross SqFt	184,694	270,499	261,919
Estimated Gross Income	\$2,170,154	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.75	\$14.00	\$10.28
Full Market Value	\$7,650,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$41.40	\$55.00	\$34.70
Distance from Cooperative in miles		1.25	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0010	4-05137-0012	4-05146-0036
Address	139-10 28 ROAD	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	252	284	256
Year Built	1952	1962	1955
Gross SqFt	261,776	270,499	261,919
Estimated Gross Income	\$2,944,980	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.25	\$14.00	\$10.28
Full Market Value	\$10,400,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$39.70	\$55.00	\$34.70
Distance from Cooperative in miles		1.30	1.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0125	4-05137-0012	4-05146-0036
Address	139-19 31 ROAD	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	162	284	256
Year Built	1957	1962	1955
Gross SqFt	180,262	270,499	261,919
Estimated Gross Income	\$2,027,947	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.25	\$14.00	\$10.28
Full Market Value	\$7,150,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$39.70	\$55.00	\$34.70
Distance from Cooperative in miles		1.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04371-0008	4-05137-0012	4-05146-0036
Address	29-10 137 STREET	42-49 COLDEN STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	208	284	256
Year Built	1960	1962	1955
Gross SqFt	265,404	270,499	261,919
Estimated Gross Income	\$2,985,795	\$3,787,000	\$2,691,386
Gross Income per SqFt	\$11.25	\$14.00	\$10.28
Full Market Value	\$10,500,000	\$15,000,000	\$9,090,000
Market Value per SqFt	\$39.60	\$55.00	\$34.70
Distance from Cooperative in miles		1.25	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0035	4-05046-0020	4-05146-0036
Address	31-50 140 STREET	41-10 BOWNE STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	136	157	256
Year Built	1957	1961	1955
Gross SqFt	176,611	161,508	261,919
Estimated Gross Income	\$1,986,873	\$2,277,003	\$2,691,386
Gross Income per SqFt	\$11.25	\$14.10	\$10.28
Full Market Value	\$7,000,000	\$9,030,000	\$9,090,000
Market Value per SqFt	\$39.60	\$56.00	\$34.70
Distance from Cooperative in miles		0.80	1.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0049	4-05046-0020	4-05146-0036
Address	31-31 138 STREET	41-10 BOWNE STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	136	157	256
Year Built	1953	1961	1955
Gross SqFt	176,061	161,508	261,919
Estimated Gross Income	\$1,980,686	\$2,277,003	\$2,691,386
Gross Income per SqFt	\$11.25	\$14.10	\$10.28
Full Market Value	\$6,980,000	\$9,030,000	\$9,090,000
Market Value per SqFt	\$39.60	\$56.00	\$34.70
Distance from Cooperative in miles		0.80	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04410-0056	4-05046-0020	4-05146-0036
Address	31-30 138 STREET	41-10 BOWNE STREET	37-60 45 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	157	256
Year Built	1959	1961	1955
Gross SqFt	187,936	161,508	261,919
Estimated Gross Income	\$2,208,248	\$2,277,003	\$2,691,386
Gross Income per SqFt	\$11.75	\$14.10	\$10.28
Full Market Value	\$7,780,000	\$9,030,000	\$9,090,000
Market Value per SqFt	\$41.40	\$56.00	\$34.70
Distance from Cooperative in miles		0.75	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04411-0001	4-05046-0020	4-05040-0019
Address	31-65 138 STREET	41-10 BOWNE STREET	132-35 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	136	157	204
Year Built	1960	1961	1958
Gross SqFt	176,086	161,508	180,882
Estimated Gross Income	\$1,980,967	\$2,277,003	\$2,227,799
Gross Income per SqFt	\$11.25	\$14.10	\$12.32
Full Market Value	\$6,980,000	\$9,030,000	\$8,370,000
Market Value per SqFt	\$39.60	\$56.00	\$46.30
Distance from Cooperative in miles		0.70	0.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04459-0062	4-05430-0048	4-05005-0042
Address	107-27 11 AVENUE	45-35 PARSONS BOULEVARD	35-14 149 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	14
Year Built	1959	1927	1996
Gross SqFt	13,237	15,600	10,500
Estimated Gross Income	\$158,844	\$172,373	\$150,583
Gross Income per SqFt	\$12.00	\$11.05	\$14.34
Full Market Value	\$560,000	\$608,000	\$597,000
Market Value per SqFt	\$42.30	\$39.00	\$57.00
Distance from Cooperative in miles		2.45	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04573-0001	4-05420-0065	4-05181-0048
Address	160-15 POWELLS COVE BOULE	43-76 163 STREET	142-41 FRANKLIN AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	92	27	45
Year Built	1928	1926	1948
Gross SqFt	77,832	20,740	34,695
Estimated Gross Income	\$778,320	\$165,625	\$375,000
Gross Income per SqFt	\$10.00	\$7.99	\$10.81
Full Market Value	\$2,630,000	\$509,000	\$1,320,000
Market Value per SqFt	\$33.80	\$25.00	\$38.00
Distance from Cooperative in miles		2.60	2.85

	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	D3-ELEVATOR
Total Units	108	157	150
Year Built	1956	1961	1963
Gross SqFt	150,000	161,508	156,545
Estimated Gross Income	\$1,912,500	\$2,277,003	\$1,876,814
Gross Income per SqFt	\$12.75	\$14.10	\$11.99
Full Market Value	\$7,190,000	\$9,030,000	\$6,620,000
Market Value per SqFt	\$47.90	\$56.00	\$42.30
Distance from Cooperative in miles		2.90	2.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0061	4-05046-0020	4-05021-0008
Address	162-21 POWELLS COVE BOULE	41-10 BOWNE STREET	142-10 ROOSEVELT AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	108	157	150
Year Built	1956	1961	1963
Gross SqFt	150,000	161,508	156,545
Estimated Gross Income	\$1,912,500	\$2,277,003	\$1,876,814
Gross Income per SqFt	\$12.75	\$14.10	\$11.99
Full Market Value	\$7,190,000	\$9,030,000	\$6,620,000
Market Value per SqFt	\$47.90	\$56.00	\$42.30
Distance from Cooperative in miles		2.90	2.85

	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	D3-ELEVATOR
Total Units	108	157	150
Year Built	1956	1961	1963
Gross SqFt	150,000	161,508	156,545
Estimated Gross Income	\$1,912,500	\$2,277,003	\$1,876,814
Gross Income per SqFt	\$12.75	\$14.10	\$11.99
Full Market Value	\$7,190,000	\$9,030,000	\$6,620,000
Market Value per SqFt	\$47.90	\$56.00	\$42.30
Distance from Cooperative in miles		2.90	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0080	4-02086-0040	4-05137-0102
Address	166-25 POWELLS COVE BOULE	62-60 99 STREET	43-70 KISSENA BOULEVARD
Neighborhood	BEECHHURST	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	237	419	325
Year Built	1956	1960	1965
Gross SqFt	428,000	470,000	317,277
Estimated Gross Income	\$5,649,600	\$5,208,126	\$4,840,000
Gross Income per SqFt	\$13.20	\$11.08	\$15.25
Full Market Value	\$21,200,000	\$18,400,000	\$19,700,000
Market Value per SqFt	\$49.50	\$39.00	\$62.00
Distance from Cooperative in miles		5.50	3.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0104	4-05013-0031	4-05022-0008
Address	166-41 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.65	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0001	4-05013-0031	4-05022-0008
Address	7-15 162 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0023	4-05013-0031	4-05022-0008
Address	162-10 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0024	4-05013-0031	4-05022-0008
Address	162-30 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0036	4-05013-0031	4-05022-0008
Address	7-04 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0038	4-05013-0031	4-05022-0008
Address	7-24 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0051	4-05013-0031	4-05022-0008
Address	162-31 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0052	4-05013-0031	4-05022-0008
Address	162-11 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.55

	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0075	4-05013-0031	4-05022-0008
Address	10-21 162 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0082	4-05013-0031	4-05022-0008
Address	10-11 162 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0083	4-05013-0031	4-05022-0008
Address	9-05 162 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0103	4-05013-0031	4-05022-0008
Address	162-20 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0109	4-05013-0031	4-05022-0008
Address	162-40 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0129	4-05013-0031	4-05022-0008
Address	10-10 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0135	4-05013-0031	4-05022-0008
Address	10-24 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0145	4-05013-0031	4-05022-0008
Address	10-34 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0030	4-05013-0031	4-05022-0008
Address	9-05 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0034	4-05013-0031	4-05022-0008
Address	9-15 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0110	4-05013-0031	4-05022-0008
Address	168-11 12 AVENUE	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	50,462	43,000	48,786
Estimated Gross Income	\$580,313	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$2,050,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.60	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0119	4-05013-0031	4-05022-0008
Address	168-01 12 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0120	4-05013-0031	4-05022-0008
Address	167-15 12 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0125	4-05013-0031	4-05022-0008
Address	167-05 12 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0131	4-05013-0031	4-05022-0008
Address	166-25 12 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.50	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0002	4-05013-0031	4-05022-0008
Address	7-25 166 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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0018	4-05013-0031	4-05022-0008
Address	166-10 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0019	4-05013-0031	4-05022-0008
Address	166-26 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0032	4-05013-0031	4-05022-0008
Address	166-40 POWELLS COVE BOULE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0034	4-05013-0031	4-05022-0008
Address	166-35 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0048	4-05013-0031	4-05022-0008
Address	166-31 9 AVENUE	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	\$467,958	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$1,650,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		2.55	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04717-0001	4-05042-0066	4-05053-0011
Address	151-05 CROSS ISLE PARKWAY	133-21 SANFORD AVENUE	147-25 SANFORD AVENUE
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	88	90
Year Built	1965	1963	1963
Gross SqFt	73,690	68,257	73,649
Estimated Gross Income	\$921,125	\$886,397	\$735,017
Gross Income per SqFt	\$12.50	\$12.99	\$9.98
Full Market Value	\$3,460,000	\$3,330,000	\$2,480,000
Market Value per SqFt	\$47.00	\$49.00	\$33.70
Distance from Cooperative in miles		2.45	1.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04742-0022	4-05964-0001	4-05423-0030
Address	158-06 CROSS ISLAND PKWY	28-16 FRANCIS LEWIS BOULE	43-19 165 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	24	16
Year Built	1951	1950	1927
Gross SqFt	10,700	14,379	13,281
Estimated Gross Income	\$149,800	\$235,796	\$173,742
Gross Income per SqFt	\$14.00	\$16.40	\$13.08
Full Market Value	\$594,000	\$959,000	\$653,000
Market Value per SqFt	\$56.00	\$67.00	\$49.20
Distance from Cooperative in miles		1.15	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04743-0001	4-05005-0042	4-05430-0048
Address	159-03 16 AVENUE	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	14	20
Year Built	1951	1996	1927
Gross SqFt	42,382	10,500	15,600
Estimated Gross Income	\$508,584	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$1,790,000	\$597,000	\$608,000
Market Value per SqFt	\$42.20	\$57.00	\$39.00
Distance from Cooperative in miles		1.55	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04744-0028	4-05005-0042	4-05430-0048
Address	16-02 160 STREET	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	14	20
Year Built	1951	1996	1927
Gross SqFt	67,636	10,500	15,600
Estimated Gross Income	\$811,632	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$2,860,000	\$597,000	\$608,000
Market Value per SqFt	\$42.30	\$57.00	\$39.00
Distance from Cooperative in miles		1.45	2.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04746-0035	4-05005-0042	4-05430-0048
Address	157-50 17 AVENUE	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	14	20
Year Built	1951	1996	1927
Gross SqFt	32,216	10,500	15,600
Estimated Gross Income	\$386,592	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$1,360,000	\$597,000	\$608,000
Market Value per SqFt	\$42.20	\$57.00	\$39.00
Distance from Cooperative in miles		1.40	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04747-0038	4-05005-0042	4-05430-0048
Address	157-58 17 ROAD	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	14	20
Year Built	1961	1996	1927
Gross SqFt	3,496	10,500	15,600
Estimated Gross Income	\$41,952	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$145,000	\$597,000	\$608,000
Market Value per SqFt	\$41.50	\$57.00	\$39.00
Distance from Cooperative in miles		1.40	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04754-0001	4-05005-0042	4-05430-0048
Address	160-01 16 AVENUE	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	132	14	20
Year Built	1951	1996	1927
Gross SqFt	118,024	10,500	15,600
Estimated Gross Income	\$1,416,288	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$4,990,000	\$597,000	\$608,000
Market Value per SqFt	\$42.30	\$57.00	\$39.00
Distance from Cooperative in miles		1.60	2.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04756-0001	4-05005-0042	4-05430-0048
Address	16-37 160 STREET	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	176	14	20
Year Built	1951	1996	1927
Gross SqFt	158,640	10,500	15,600
Estimated Gross Income	\$2,022,660	\$150,583	\$172,373
Gross Income per SqFt	\$12.75	\$14.34	\$11.05
Full Market Value	\$7,600,000	\$597,000	\$608,000
Market Value per SqFt	\$47.90	\$57.00	\$39.00
Distance from Cooperative in miles		1.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04758-0010	4-05005-0042	4-05430-0048
Address	18-09 160 STREET	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	140	14	20
Year Built	1951	1996	1927
Gross SqFt	123,221	10,500	15,600
Estimated Gross Income	\$1,478,652	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$5,210,000	\$597,000	\$608,000
Market Value per SqFt	\$42.30	\$57.00	\$39.00
Distance from Cooperative in miles		1.45	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04767-0001	4-05005-0042	4-05430-0048
Address	16-31 163 STREET	35-14 149 STREET	45-35 PARSONS BOULEVARD
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	14	20
Year Built	1951	1996	1927
Gross SqFt	26,272	10,500	15,600
Estimated Gross Income	\$315,264	\$150,583	\$172,373
Gross Income per SqFt	\$12.00	\$14.34	\$11.05
Full Market Value	\$1,110,000	\$597,000	\$608,000
Market Value per SqFt	\$42.30	\$57.00	\$39.00
Distance from Cooperative in miles		1.55	2.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04769-0001	4-05146-0036	4-05146-0001
Address	25-11 UNION STREET	37-60 45 AVENUE	45-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	256	148
Year Built	1954	1955	1963
Gross SqFt	201,824	261,919	131,187
Estimated Gross Income	\$2,401,705	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.90	\$10.28	\$11.86
Full Market Value	\$8,470,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$42.00	\$35.00	\$41.80
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04772-0001	4-05146-0036	4-05146-0001
Address	26-21 UNION STREET	37-60 45 AVENUE	45-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	384	256	148
Year Built	1954	1955	1963
Gross SqFt	382,016	261,919	131,187
Estimated Gross Income	\$4,545,990	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.90	\$10.28	\$11.86
Full Market Value	\$16,000,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$41.90	\$35.00	\$41.80
Distance from Cooperative in miles		1.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04781-0001	4-05023-0001	4-05025-0070
Address	26-15 PARSONS BOULEVARD	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	88	100
Year Built	1954	1962	1961
Gross SqFt	51,745	74,032	93,546
Estimated Gross Income	\$651,987	\$932,434	\$1,339,570
Gross Income per SqFt	\$12.60	\$12.60	\$14.32
Full Market Value	\$2,450,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$47.30	\$47.00	\$57.00
Distance from Cooperative in miles		0.90	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04782-0001	4-05013-0031	4-05022-0018
Address	27-05 PARSONS BOULEVARD	37-04 PARSONS BOULEVARD	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	42	109
Year Built	1954	1957	1971
Gross SqFt	51,538	43,000	80,241
Estimated Gross Income	\$618,456	\$453,667	\$1,325,330
Gross Income per SqFt	\$12.00	\$10.55	\$16.52
Full Market Value	\$2,180,000	\$1,530,000	\$5,390,000
Market Value per SqFt	\$42.30	\$36.00	\$67.00
Distance from Cooperative in miles		0.70	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04788-0008	4-05146-0036	4-05146-0001
Address	30-11 PARSONS BOULEVARD	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	256	148
Year Built	1952	1955	1963
Gross SqFt	122,514	261,919	131,187
Estimated Gross Income	\$1,580,430	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$12.90	\$10.28	\$11.86
Full Market Value	\$5,940,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$48.50	\$35.00	\$41.80
Distance from Cooperative in miles		1.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0060	4-05003-0023	4-05101-0033
Address	33-38 PARSONS BOULEVARD	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	58	78
Year Built	1937	1929	1925
Gross SqFt	52,200	59,100	67,652
Estimated Gross Income	\$579,420	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$2,040,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.10	\$39.00	\$39.20
Distance from Cooperative in miles		0.25	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0078	4-05023-0001	4-05025-0070
Address	140-33 34 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	88	100
Year Built	1960	1962	1961
Gross SqFt	118,746	74,032	93,546
Estimated Gross Income	\$1,632,757	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.75	\$12.60	\$14.32
Full Market Value	\$6,470,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$54.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-0051	4-05015-0006	4-05024-0080
Address	34-20 PARSONS BOULEVARD	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	37	158
Year Built	1962	1963	1962
Gross SqFt	130,500	26,522	121,901
Estimated Gross Income	\$1,924,875	\$413,000	\$1,576,250
Gross Income per SqFt	\$14.75	\$15.57	\$12.93
Full Market Value	\$7,630,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$58.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.30	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04995-0058	4-05023-0001	4-05025-0070
Address	144-63 35 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	88	100
Year Built	1967	1962	1961
Gross SqFt	72,000	74,032	93,546
Estimated Gross Income	\$1,008,000	\$932,434	\$1,339,570
Gross Income per SqFt	\$14.00	\$12.60	\$14.32
Full Market Value	\$4,000,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$56.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04999-0033	4-05013-0031	4-05022-0008
Address	149-43 35 AVENUE	37-04 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	42	62
Year Built	1962	1957	1962
Gross SqFt	59,300	43,000	48,786
Estimated Gross Income	\$681,950	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$2,400,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		0.50	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05001-0001	4-05013-0031	4-05022-0008
Address	34-25 150 PLACE	37-04 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	42	62
Year Built	1962	1957	1962
Gross SqFt	65,850	43,000	48,786
Estimated Gross Income	\$757,275	\$453,667	\$607,904
Gross Income per SqFt	\$11.50	\$10.55	\$12.46
Full Market Value	\$2,670,000	\$1,530,000	\$2,290,000
Market Value per SqFt	\$40.50	\$36.00	\$46.90
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0042	4-05146-0036	4-05146-0001
Address	139-50 35 AVENUE	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	256	148
Year Built	1959	1955	1963
Gross SqFt	117,420	261,919	131,187
Estimated Gross Income	\$1,350,330	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.50	\$10.28	\$11.86
Full Market Value	\$4,760,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$40.50	\$35.00	\$41.80
Distance from Cooperative in miles		1.00	1.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0087	4-05003-0023	4-05101-0033
Address	141-25 NORTHERN BOULEVARD	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	175	58	78
Year Built	1937	1929	1925
Gross SqFt	151,000	59,100	67,652
Estimated Gross Income	\$1,676,100	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$5,910,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.10	\$39.00	\$39.20
Distance from Cooperative in miles		0.20	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0011	4-05003-0023	4-05101-0033
Address	35-05 PARSONS BOULEVARD	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	58	78
Year Built	1938	1929	1925
Gross SqFt	39,700	59,100	67,652
Estimated Gross Income	\$440,670	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$1,550,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.00	\$39.00	\$39.20
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0015	4-05003-0023	4-05101-0033
Address	144-16 35 AVENUE	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	58	78
Year Built	1938	1929	1925
Gross SqFt	35,880	59,100	67,652
Estimated Gross Income	\$398,268	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$1,400,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.00	\$39.00	\$39.20
Distance from Cooperative in miles		0.00	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0001	4-05146-0036	4-05146-0001
Address	149-35 NORTHERN BOULEVARD	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	256	148
Year Built	1959	1955	1963
Gross SqFt	135,480	261,919	131,187
Estimated Gross Income	\$1,490,280	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.00	\$10.28	\$11.86
Full Market Value	\$5,250,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$38.80	\$35.00	\$41.80
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0022	4-05146-0036	4-05146-0001
Address	35-10 150 STREET	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	256	148
Year Built	1963	1955	1963
Gross SqFt	102,140	261,919	131,187
Estimated Gross Income	\$1,123,540	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.00	\$10.28	\$11.86
Full Market Value	\$3,960,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$38.80	\$35.00	\$41.80
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05012-0051	4-05003-0023	4-05101-0033
Address	36-20 PARSONS BOULEVARD	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	58	78
Year Built	1931	1929	1925
Gross SqFt	37,650	59,100	67,652
Estimated Gross Income	\$417,915	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$1,470,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.00	\$39.00	\$39.20
Distance from Cooperative in miles		0.15	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-0012	4-05015-0006	4-05024-0080
Address	144-24 37 AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	37	158
Year Built	1967	1963	1962
Gross SqFt	75,558	26,522	121,901
Estimated Gross Income	\$982,254	\$413,000	\$1,576,250
Gross Income per SqFt	\$13.00	\$15.57	\$12.93
Full Market Value	\$3,690,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$48.80	\$63.00	\$48.60
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05016-0007	4-05023-0001	4-05025-0070
Address	147-31 38 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	88	100
Year Built	1951	1962	1961
Gross SqFt	200,466	74,032	93,546
Estimated Gross Income	\$2,656,174	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.25	\$12.60	\$14.32
Full Market Value	\$9,980,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$49.80	\$47.00	\$57.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05019-0101	4-05003-0023	4-05101-0033
Address	136-39 41 AVENUE	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	58	78
Year Built	1928	1929	1925
Gross SqFt	44,962	59,100	67,652
Estimated Gross Income	\$499,078	\$648,977	\$751,599
Gross Income per SqFt	\$11.10	\$10.98	\$11.11
Full Market Value	\$1,760,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$39.10	\$39.00	\$39.20
Distance from Cooperative in miles		0.50	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-0001	4-05146-0036	4-05146-0001
Address	142-05 ROOSEVELT AVENUE	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	235	256	148
Year Built	1965	1955	1963
Gross SqFt	246,203	261,919	131,187
Estimated Gross Income	\$2,732,853	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.10	\$10.28	\$11.86
Full Market Value	\$9,630,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$39.10	\$35.00	\$41.80
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0018	4-05023-0001	4-05025-0070
Address	143-30 ROOSEVELT AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	88	100
Year Built	1961	1962	1961
Gross SqFt	87,147	74,032	93,546
Estimated Gross Income	\$1,176,484	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$4,420,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0024	4-05023-0001	4-05025-0070
Address	143-40 ROOSEVELT AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	88	100
Year Built	1962	1962	1961
Gross SqFt	89,776	74,032	93,546
Estimated Gross Income	\$1,211,976	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$4,560,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0035	4-05023-0001	4-05025-0070
Address	14-35 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	88	100
Year Built	1963	1962	1961
Gross SqFt	55,603	74,032	93,546
Estimated Gross Income	\$778,442	\$932,434	\$1,339,570
Gross Income per SqFt	\$14.00	\$12.60	\$14.32
Full Market Value	\$3,090,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$56.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0039	4-05023-0001	4-05025-0070
Address	143-43 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	88	100
Year Built	1960	1962	1961
Gross SqFt	72,901	74,032	93,546
Estimated Gross Income	\$984,163	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$3,700,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0001	4-05015-0006	4-05024-0080
Address	38-25 PARSONS BOULEVARD	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	37	158
Year Built	1962	1963	1962
Gross SqFt	103,710	26,522	121,901
Estimated Gross Income	\$1,503,795	\$413,000	\$1,576,250
Gross Income per SqFt	\$14.50	\$15.57	\$12.93
Full Market Value	\$5,960,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$57.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.05	0.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0024	4-05015-0006	4-05024-0080
Address	144-40 38 AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	37	158
Year Built	1950	1963	1962
Gross SqFt	151,084	26,522	121,901
Estimated Gross Income	\$2,190,718	\$413,000	\$1,576,250
Gross Income per SqFt	\$14.50	\$15.57	\$12.93
Full Market Value	\$8,680,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$57.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-0020	4-05023-0001	4-05025-0070
Address	144-30 ROOSEVELT AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	88	100
Year Built	1962	1962	1961
Gross SqFt	86,576	74,032	93,546
Estimated Gross Income	\$1,168,776	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$4,390,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-0007	4-05013-0001	4-05331-0020
Address	138-11 ROOSEVELT AVENUE	143-15 BOWNE STREET	41-05 158 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	57	31
Year Built	1940	1928	1926
Gross SqFt	50,021	31,680	20,645
Estimated Gross Income	\$700,294	\$527,997	\$309,619
Gross Income per SqFt	\$14.00	\$16.67	\$15.00
Full Market Value	\$2,780,000	\$2,150,000	\$1,230,000
Market Value per SqFt	\$56.00	\$68.00	\$60.00
Distance from Cooperative in miles		0.35	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05028-0007	4-05146-0036	4-05146-0001
Address	38-15 149 STREET	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	256	148
Year Built	1955	1955	1963
Gross SqFt	114,151	261,919	131,187
Estimated Gross Income	\$1,255,661	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.00	\$10.28	\$11.86
Full Market Value	\$4,430,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$38.80	\$35.00	\$41.80
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05040-0032	4-05023-0001	4-05025-0070
Address	41-34 FRAME PLACE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	88	100
Year Built	1963	1962	1961
Gross SqFt	51,480	74,032	93,546
Estimated Gross Income	\$707,850	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.75	\$12.60	\$14.32
Full Market Value	\$2,810,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$55.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0023	4-05042-0066	4-05053-0011
Address	133-27 SANFORD AVENUE	133-21 SANFORD AVENUE	147-25 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	88	90
Year Built	1952	1963	1963
Gross SqFt	36,362	68,257	73,649
Estimated Gross Income	\$463,615	\$886,397	\$735,017
Gross Income per SqFt	\$12.75	\$12.99	\$9.98
Full Market Value	\$1,740,000	\$3,330,000	\$2,480,000
Market Value per SqFt	\$47.90	\$49.00	\$33.70
Distance from Cooperative in miles		0.00	0.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0057	4-05042-0066	4-05053-0011
Address	133-33 SANFORD AVENUE	133-21 SANFORD AVENUE	147-25 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	88	90
Year Built	1935	1963	1963
Gross SqFt	49,532	68,257	73,649
Estimated Gross Income	\$643,916	\$886,397	\$735,017
Gross Income per SqFt	\$13.00	\$12.99	\$9.98
Full Market Value	\$2,420,000	\$3,330,000	\$2,480,000
Market Value per SqFt	\$48.90	\$49.00	\$33.70
Distance from Cooperative in miles		0.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05046-0010	4-05023-0001	4-05025-0070
Address	142-20 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	88	100
Year Built	1958	1962	1961
Gross SqFt	65,922	74,032	93,546
Estimated Gross Income	\$906,427	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.75	\$12.60	\$14.32
Full Market Value	\$3,590,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$54.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-0019	4-05023-0001	4-05025-0070
Address	143-40 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	88	100
Year Built	1962	1962	1961
Gross SqFt	65,781	74,032	93,546
Estimated Gross Income	\$888,043	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$3,340,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0001	4-05003-0023	4-05101-0033
Address	143-07 SANFORD AVENUE	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	58	78
Year Built	1940	1929	1925
Gross SqFt	77,205	59,100	67,652
Estimated Gross Income	\$984,363	\$648,977	\$751,599
Gross Income per SqFt	\$12.75	\$10.98	\$11.11
Full Market Value	\$3,700,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$47.90	\$39.00	\$39.20
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0019	4-05003-0023	4-05101-0033
Address	143-36 BARCLAY AVENUE	144-32 35 AVENUE	132-70 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	58	78
Year Built	1957	1929	1925
Gross SqFt	52,520	59,100	67,652
Estimated Gross Income	\$577,720	\$648,977	\$751,599
Gross Income per SqFt	\$11.00	\$10.98	\$11.11
Full Market Value	\$2,040,000	\$2,290,000	\$2,650,000
Market Value per SqFt	\$38.80	\$39.00	\$39.20
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0023	4-05015-0006	4-05024-0080
Address	143-50 BARCLAY AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	37	158
Year Built	1986	1963	1962
Gross SqFt	33,600	26,522	121,901
Estimated Gross Income	\$514,080	\$413,000	\$1,576,250
Gross Income per SqFt	\$15.30	\$15.57	\$12.93
Full Market Value	\$2,090,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$62.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0020	4-05023-0001	4-05025-0070
Address	144-44 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	88	100
Year Built	1951	1962	1961
Gross SqFt	78,622	74,032	93,546
Estimated Gross Income	\$1,061,397	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$3,990,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0031	4-05023-0001	4-05025-0070
Address	144-70 41 AVENUE	143-01 41 AVENUE	144-31 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	88	100
Year Built	1962	1962	1961
Gross SqFt	95,720	74,032	93,546
Estimated Gross Income	\$1,292,220	\$932,434	\$1,339,570
Gross Income per SqFt	\$13.50	\$12.60	\$14.32
Full Market Value	\$4,860,000	\$3,510,000	\$5,310,000
Market Value per SqFt	\$51.00	\$47.00	\$57.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0001	4-05015-0006	4-05024-0080
Address	144-07 SANFORD AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	37	158
Year Built	1951	1963	1962
Gross SqFt	71,036	26,522	121,901
Estimated Gross Income	\$1,101,058	\$413,000	\$1,576,250
Gross Income per SqFt	\$15.50	\$15.57	\$12.93
Full Market Value	\$4,480,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$63.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0020	4-05015-0006	4-05024-0080
Address	144-41 SANFORD AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	37	158
Year Built	1951	1963	1962
Gross SqFt	108,239	26,522	121,901
Estimated Gross Income	\$1,677,704	\$413,000	\$1,576,250
Gross Income per SqFt	\$15.50	\$15.57	\$12.93
Full Market Value	\$6,820,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$63.00	\$63.00	\$48.60
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0029	4-05040-0019	4-05025-0050
Address	134-54 MAPLE AVENUE	132-35 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	204	208
Year Built	1962	1958	1962
Gross SqFt	147,897	180,882	189,748
Estimated Gross Income	\$1,869,418	\$2,227,799	\$2,359,528
Gross Income per SqFt	\$12.64	\$12.32	\$12.44
Full Market Value	\$7,030,000	\$8,370,000	\$8,870,000
Market Value per SqFt	\$47.50	\$46.00	\$46.70
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0046	4-05040-0019	4-05025-0050
Address	134-25 FRANKLIN AVENUE	132-35 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	154	204	208
Year Built	1962	1958	1962
Gross SqFt	171,319	180,882	189,748
Estimated Gross Income	\$2,124,356	\$2,227,799	\$2,359,528
Gross Income per SqFt	\$12.40	\$12.32	\$12.44
Full Market Value	\$7,990,000	\$8,370,000	\$8,870,000
Market Value per SqFt	\$46.60	\$46.00	\$46.70
Distance from Cooperative in miles		0.15	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05123-0051	4-05025-0064	4-05025-0050
Address	134-30 FRANKLIN AVENUE	144-45 41 AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	186	137	208
Year Built	1952	1962	1962
Gross SqFt	175,941	107,761	189,748
Estimated Gross Income	\$2,223,894	\$1,557,786	\$2,359,528
Gross Income per SqFt	\$12.64	\$14.46	\$12.44
Full Market Value	\$8,360,000	\$6,180,000	\$8,870,000
Market Value per SqFt	\$47.50	\$57.00	\$46.70
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0024	4-05134-0030	4-01268-0001
Address	136-30 SANFORD AVENUE	42-02 KISSENA BOULEVARD	81-06 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	107	66
Year Built	1956	1964	1951
Gross SqFt	85,336	87,408	57,888
Estimated Gross Income	\$1,058,166	\$1,300,355	\$767,894
Gross Income per SqFt	\$12.40	\$14.88	\$13.27
Full Market Value	\$3,980,000	\$5,150,000	\$2,890,000
Market Value per SqFt	\$46.60	\$59.00	\$49.90
Distance from Cooperative in miles		0.00	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0059	4-01268-0001	4-05134-0030
Address	136-35 MAPLE AVENUE	81-06 34 AVENUE	42-02 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	JACKSON HEIGHTS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	52	66	107
Year Built	1973	1951	1964
Gross SqFt	35,469	57,888	87,408
Estimated Gross Income	\$501,000	\$767,894	\$1,300,355
Gross Income per SqFt	\$14.13	\$13.27	\$14.88
Full Market Value	\$1,990,000	\$2,890,000	\$5,150,000
Market Value per SqFt	\$56.00	\$50.00	\$59.00
Distance from Cooperative in miles		3.05	0.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0044	4-05040-0019	4-05025-0050
Address	138-15 FRANKLIN AVENUE	132-35 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	194	204	208
Year Built	1964	1958	1962
Gross SqFt	210,268	180,882	189,748
Estimated Gross Income	\$2,550,000	\$2,227,799	\$2,359,528
Gross Income per SqFt	\$12.13	\$12.32	\$12.44
Full Market Value	\$8,990,000	\$8,370,000	\$8,870,000
Market Value per SqFt	\$42.80	\$46.00	\$46.70
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0057	4-01268-0001	4-05025-0050
Address	137-05 FRANKLIN AVENUE	81-06 34 AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	JACKSON HEIGHTS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	66	208
Year Built	1962	1951	1962
Gross SqFt	89,975	57,888	189,748
Estimated Gross Income	\$1,079,700	\$767,894	\$2,359,528
Gross Income per SqFt	\$12.00	\$13.27	\$12.44
Full Market Value	\$3,810,000	\$2,890,000	\$8,870,000
Market Value per SqFt	\$42.30	\$50.00	\$46.70
Distance from Cooperative in miles		3.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0037	4-05025-0050	4-05040-0019
Address	42-42 COLDEN STREET	144-67 41 AVENUE	132-35 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	208	204
Year Built	1962	1962	1958
Gross SqFt	144,768	189,748	180,882
Estimated Gross Income	\$2,216,398	\$2,359,528	\$2,227,799
Gross Income per SqFt	\$15.31	\$12.44	\$12.32
Full Market Value	\$9,010,000	\$8,870,000	\$8,370,000
Market Value per SqFt	\$62.00	\$47.00	\$46.30
Distance from Cooperative in miles		0.65	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0050	4-05040-0027	4-01468-0001
Address	42-95 MAIN STREET	132-57 SANFORD AVENUE	94-02 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	128	144
Year Built	1959	1963	1934
Gross SqFt	54,805	106,848	111,648
Estimated Gross Income	\$633,000	\$1,520,907	\$1,480,910
Gross Income per SqFt	\$11.55	\$14.23	\$13.26
Full Market Value	\$2,230,000	\$6,030,000	\$5,570,000
Market Value per SqFt	\$40.70	\$56.00	\$49.90
Distance from Cooperative in miles		0.30	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0011	4-05025-0050	4-05040-0019
Address	42-55 COLDEN STREET	144-67 41 AVENUE	132-35 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	284	208	204
Year Built	1962	1962	1958
Gross SqFt	270,499	189,748	180,882
Estimated Gross Income	\$3,419,107	\$2,359,528	\$2,227,799
Gross Income per SqFt	\$12.64	\$12.44	\$12.32
Full Market Value	\$12,900,000	\$8,870,000	\$8,370,000
Market Value per SqFt	\$47.70	\$47.00	\$46.30
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0055	4-05040-0027	4-05025-0050
Address	138-10 FRANKLIN AVENUE	132-57 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	194	128	208
Year Built	1961	1963	1962
Gross SqFt	226,160	106,848	189,748
Estimated Gross Income	\$3,100,000	\$1,520,907	\$2,359,528
Gross Income per SqFt	\$13.71	\$14.23	\$12.44
Full Market Value	\$12,300,000	\$6,030,000	\$8,870,000
Market Value per SqFt	\$54.00	\$56.00	\$46.70
Distance from Cooperative in miles		0.40	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0067	4-05025-0050	4-05040-0027
Address	43-10 KISSENA BOULEVARD	144-67 41 AVENUE	132-57 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	198	208	128
Year Built	1962	1962	1963
Gross SqFt	226,136	189,748	106,848
Estimated Gross Income	\$3,050,000	\$2,359,528	\$1,520,907
Gross Income per SqFt	\$13.49	\$12.44	\$14.23
Full Market Value	\$11,500,000	\$8,870,000	\$6,030,000
Market Value per SqFt	\$51.00	\$47.00	\$56.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0055	4-05025-0050	4-05040-0027
Address	138-70 ELDER AVENUE	144-67 41 AVENUE	132-57 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	208	128
Year Built	1963	1962	1963
Gross SqFt	130,326	189,748	106,848
Estimated Gross Income	\$1,715,000	\$2,359,528	\$1,520,907
Gross Income per SqFt	\$13.16	\$12.44	\$14.23
Full Market Value	\$6,450,000	\$8,870,000	\$6,030,000
Market Value per SqFt	\$49.50	\$47.00	\$56.00
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0068	4-05040-0027	4-05025-0050
Address	137-77 KISSENA BOULEVARD	132-57 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	128	208
Year Built	1973	1963	1962
Gross SqFt	67,059	106,848	189,748
Estimated Gross Income	\$995,000	\$1,520,907	\$2,359,528
Gross Income per SqFt	\$14.84	\$14.23	\$12.44
Full Market Value	\$3,940,000	\$6,030,000	\$8,870,000
Market Value per SqFt	\$59.00	\$56.00	\$46.70
Distance from Cooperative in miles		0.55	0.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05146-0027	4-05042-0066	4-05025-0050
Address	137-40 45 AVENUE	133-21 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	88	208
Year Built	1966	1963	1962
Gross SqFt	77,822	68,257	189,748
Estimated Gross Income	\$1,000,000	\$886,397	\$2,359,528
Gross Income per SqFt	\$12.85	\$12.99	\$12.44
Full Market Value	\$3,760,000	\$3,330,000	\$8,870,000
Market Value per SqFt	\$48.30	\$49.00	\$46.70
Distance from Cooperative in miles		0.60	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0001	4-05025-0050	4-05040-0027
Address	42-65 KISSENA BOULEVARD	144-67 41 AVENUE	132-57 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	211	208	128
Year Built	1963	1962	1963
Gross SqFt	219,845	189,748	106,848
Estimated Gross Income	\$2,995,000	\$2,359,528	\$1,520,907
Gross Income per SqFt	\$13.62	\$12.44	\$14.23
Full Market Value	\$11,900,000	\$8,870,000	\$6,030,000
Market Value per SqFt	\$54.00	\$47.00	\$56.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0015	4-05040-0027	4-05025-0050
Address	42-45 KISSENA BOULEVARD	132-57 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	128	208
Year Built	1956	1963	1962
Gross SqFt	115,396	106,848	189,748
Estimated Gross Income	\$1,660,000	\$1,520,907	\$2,359,528
Gross Income per SqFt	\$14.39	\$14.23	\$12.44
Full Market Value	\$6,580,000	\$6,030,000	\$8,870,000
Market Value per SqFt	\$57.00	\$56.00	\$46.70
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0022	4-05042-0066	4-05040-0027
Address	42-11 KISSENA BOULEVARD	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	96	88	128
Year Built	1924	1963	1963
Gross SqFt	94,139	68,257	106,848
Estimated Gross Income	\$1,274,642	\$886,397	\$1,520,907
Gross Income per SqFt	\$13.54	\$12.99	\$14.23
Full Market Value	\$4,790,000	\$3,330,000	\$6,030,000
Market Value per SqFt	\$51.00	\$49.00	\$56.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0043	4-04995-0014	4-04957-0080
Address	42-14 UNION STREET	144-12 34 AVENUE	139-19 34 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	35	46
Year Built	1931	1927	1928
Gross SqFt	29,621	30,900	35,400
Estimated Gross Income	\$370,263	\$352,563	\$442,500
Gross Income per SqFt	\$12.50	\$11.41	\$12.50
Full Market Value	\$1,390,000	\$1,240,000	\$1,660,000
Market Value per SqFt	\$46.90	\$40.00	\$46.90
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05181-0001	4-05042-0066	4-05040-0027
Address	142-05 FRANKLIN 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	73	88	128
Year Built	1969	1963	1963
Gross SqFt	71,058	68,257	106,848
Estimated Gross Income	\$925,000	\$886,397	\$1,520,907
Gross Income per SqFt	\$13.02	\$12.99	\$14.23
Full Market Value	\$3,480,000	\$3,330,000	\$6,030,000
Market Value per SqFt	\$49.00	\$49.00	\$56.00
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0043	4-05042-0066	4-05040-0027
Address	42-40 ASH 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	77	88	128
Year Built	1956	1963	1963
Gross SqFt	73,239	68,257	106,848
Estimated Gross Income	\$970,000	\$886,397	\$1,520,907
Gross Income per SqFt	\$13.24	\$12.99	\$14.23
Full Market Value	\$3,650,000	\$3,330,000	\$6,030,000
Market Value per SqFt	\$49.80	\$49.00	\$56.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0054	4-05040-0027	4-05042-0066
Address	140-65 BEECH AVENUE	132-57 SANFORD AVENUE	133-21 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	128	88
Year Built	1959	1963	1963
Gross SqFt	81,923	106,848	68,257
Estimated Gross Income	\$1,189,000	\$1,520,907	\$886,397
Gross Income per SqFt	\$14.51	\$14.23	\$12.99
Full Market Value	\$4,710,000	\$6,030,000	\$3,330,000
Market Value per SqFt	\$57.00	\$56.00	\$48.80
Distance from Cooperative in miles		0.50	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0077	4-05040-0027	4-05042-0066
Address	140-35 BEECH AVENUE	132-57 SANFORD AVENUE	133-21 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	128	88
Year Built	1959	1963	1963
Gross SqFt	81,120	106,848	68,257
Estimated Gross Income	\$1,130,000	\$1,520,907	\$886,397
Gross Income per SqFt	\$13.93	\$14.23	\$12.99
Full Market Value	\$4,480,000	\$6,030,000	\$3,330,000
Market Value per SqFt	\$55.00	\$56.00	\$48.80
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0001	4-05190-0014	4-05025-0050
Address	44-65 KISSENA BOULEVARD	42-66 PHLOX PLACE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	65	208
Year Built	1955	1930	1962
Gross SqFt	197,569	62,954	189,748
Estimated Gross Income	\$2,500,000	\$730,372	\$2,359,528
Gross Income per SqFt	\$12.65	\$11.60	\$12.44
Full Market Value	\$9,400,000	\$2,570,000	\$8,870,000
Market Value per SqFt	\$47.60	\$41.00	\$46.70
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0055	4-05025-0050	4-05040-0027
Address	43-34 UNION STREET	144-67 41 AVENUE	132-57 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	208	128
Year Built	1954	1962	1963
Gross SqFt	135,353	189,748	106,848
Estimated Gross Income	\$1,759,589	\$2,359,528	\$1,520,907
Gross Income per SqFt	\$13.00	\$12.44	\$14.23
Full Market Value	\$6,610,000	\$8,870,000	\$6,030,000
Market Value per SqFt	\$48.80	\$47.00	\$56.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0001	4-05042-0066	4-05040-0027
Address	43-57 UNION STREET	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	60	88	128
Year Built	1954	1963	1963
Gross SqFt	75,030	68,257	106,848
Estimated Gross Income	\$825,330	\$886,397	\$1,520,907
Gross Income per SqFt	\$11.00	\$12.99	\$14.23
Full Market Value	\$2,910,000	\$3,330,000	\$6,030,000
Market Value per SqFt	\$38.80	\$49.00	\$56.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0009	4-05025-0050	4-05040-0019
Address	43-35 UNION STREET	144-67 41 AVENUE	132-35 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	208	204
Year Built	1954	1962	1958
Gross SqFt	146,735	189,748	180,882
Estimated Gross Income	\$1,687,452	\$2,359,528	\$2,227,799
Gross Income per SqFt	\$11.50	\$12.44	\$12.32
Full Market Value	\$5,950,000	\$8,870,000	\$8,370,000
Market Value per SqFt	\$40.50	\$47.00	\$46.30
Distance from Cooperative in miles		0.50	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05200-0039	4-05025-0050	4-05190-0014
Address	140-15 HOLLY AVENUE	144-67 41 AVENUE	42-66 PHLOX PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	208	65
Year Built	1960	1962	1930
Gross SqFt	99,338	189,748	62,954
Estimated Gross Income	\$1,192,056	\$2,359,528	\$730,372
Gross Income per SqFt	\$12.00	\$12.44	\$11.60
Full Market Value	\$4,200,000	\$8,870,000	\$2,570,000
Market Value per SqFt	\$42.30	\$47.00	\$40.80
Distance from Cooperative in miles		0.65	0.30

	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	\$294,840	\$199,189	\$307,193
Gross Income per SqFt	\$18.20	\$18.20	\$18.45
Full Market Value	\$1,200,000	\$810,000	\$1,250,000
Market Value per SqFt	\$74.00	\$74.00	\$75.00
Distance from Cooperative in miles		6.40	6.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05291-0040	4-05292-0001	4-05292-0008
Address	35-05 167 STREET	168-17 CROCHERON AVENUE	35-69 168 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	17
Year Built	1932	1931	1931
Gross SqFt	18,654	12,580	11,840
Estimated Gross Income	\$225,000	\$157,250	\$148,000
Gross Income per SqFt	\$12.06	\$12.50	\$12.50
Full Market Value	\$793,000	\$591,000	\$556,000
Market Value per SqFt	\$42.50	\$47.00	\$47.00
Distance from Cooperative in miles		0.05	0.05

	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	\$1,080,000	\$865,824	\$886,397
Gross Income per SqFt	\$12.43	\$12.96	\$12.99
Full Market Value	\$4,060,000	\$3,250,000	\$3,330,000
Market Value per SqFt	\$46.70	\$49.00	\$48.80
Distance from Cooperative in miles		0.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05299-0055	4-05295-0019	4-05295-0030
Address	171-15 CROCHERON AVENUE	36-40 169 STREET	36-23 168 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	1976	1928
Gross SqFt	13,650	12,098	12,580
Estimated Gross Income	\$120,120	\$107,060	\$107,533
Gross Income per SqFt	\$8.80	\$8.85	\$8.55
Full Market Value	\$396,000	\$353,000	\$354,000
Market Value per SqFt	\$29.00	\$29.00	\$28.10
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0001	4-05306-0018	4-05195-0036
Address	35-47 172 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1949	1928	1930
Gross SqFt	16,139	17,213	12,915
Estimated Gross Income	\$200,000	\$235,000	\$140,850
Gross Income per SqFt	\$12.39	\$13.65	\$10.91
Full Market Value	\$752,000	\$932,000	\$497,000
Market Value per SqFt	\$46.60	\$54.00	\$38.50
Distance from Cooperative in miles		0.15	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0022	4-05306-0018	4-05195-0036
Address	172-02 35 AVENUE	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1949	1928	1930
Gross SqFt	15,419	17,213	12,915
Estimated Gross Income	\$191,000	\$235,000	\$140,850
Gross Income per SqFt	\$12.39	\$13.65	\$10.91
Full Market Value	\$718,000	\$932,000	\$497,000
Market Value per SqFt	\$46.60	\$54.00	\$38.50
Distance from Cooperative in miles		0.15	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0017	4-05195-0036	4-05306-0018
Address	36-31 170 STREET	143-28 SMART STREET	35-09 191 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1951	1930	1928
Gross SqFt	16,229	12,915	17,213
Estimated Gross Income	\$210,000	\$140,850	\$235,000
Gross Income per SqFt	\$12.94	\$10.91	\$13.65
Full Market Value	\$789,000	\$497,000	\$932,000
Market Value per SqFt	\$48.60	\$39.00	\$54.00
Distance from Cooperative in miles		1.30	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0033	4-05294-0006	4-05294-0013
Address	170-06 CROCHERON AVENUE	36-35 167 STREET	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	73	65
Year Built	1951	1942	1938
Gross SqFt	40,408	66,795	70,569
Estimated Gross Income	\$530,000	\$865,824	\$768,173
Gross Income per SqFt	\$13.12	\$12.96	\$10.89
Full Market Value	\$1,990,000	\$3,250,000	\$2,710,000
Market Value per SqFt	\$49.20	\$49.00	\$38.40
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0083	4-05306-0018	4-05195-0036
Address	36-35 171 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	20
Year Built	1950	1928	1930
Gross SqFt	11,193	17,213	12,915
Estimated Gross Income	\$148,307	\$235,000	\$140,850
Gross Income per SqFt	\$13.25	\$13.65	\$10.91
Full Market Value	\$558,000	\$932,000	\$497,000
Market Value per SqFt	\$49.90	\$54.00	\$38.50
Distance from Cooperative in miles		0.25	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0097	4-05306-0018	4-05195-0036
Address	36-03 171 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1952	1928	1930
Gross SqFt	14,580	17,213	12,915
Estimated Gross Income	\$184,000	\$235,000	\$140,850
Gross Income per SqFt	\$12.62	\$13.65	\$10.91
Full Market Value	\$692,000	\$932,000	\$497,000
Market Value per SqFt	\$47.50	\$54.00	\$38.50
Distance from Cooperative in miles		0.25	1.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0117	4-05306-0018	4-05195-0036
Address	36-30 172 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	16	20
Year Built	1951	1928	1930
Gross SqFt	12,995	17,213	12,915
Estimated Gross Income	\$170,000	\$235,000	\$140,850
Gross Income per SqFt	\$13.08	\$13.65	\$10.91
Full Market Value	\$639,000	\$932,000	\$497,000
Market Value per SqFt	\$49.20	\$54.00	\$38.50
Distance from Cooperative in miles		0.25	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0144	4-05306-0018	4-05195-0036
Address	36-29 172 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	20
Year Built	1951	1928	1930
Gross SqFt	10,805	17,213	12,915
Estimated Gross Income	\$145,000	\$235,000	\$140,850
Gross Income per SqFt	\$13.42	\$13.65	\$10.91
Full Market Value	\$545,000	\$932,000	\$497,000
Market Value per SqFt	\$50.00	\$54.00	\$38.50
Distance from Cooperative in miles		0.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0165	4-05306-0018	4-05195-0036
Address	17202-18 CROCHERON AVENUE	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	20
Year Built	1949	1928	1930
Gross SqFt	18,225	17,213	12,915
Estimated Gross Income	\$225,000	\$235,000	\$140,850
Gross Income per SqFt	\$12.35	\$13.65	\$10.91
Full Market Value	\$846,000	\$932,000	\$497,000
Market Value per SqFt	\$46.40	\$54.00	\$38.50
Distance from Cooperative in miles		0.20	1.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05306-0001	4-05306-0018	4-05195-0036
Address	191-15 CROCHERON AVENUE	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	20
Year Built	1949	1928	1930
Gross SqFt	19,792	17,213	12,915
Estimated Gross Income	\$267,192	\$235,000	\$140,850
Gross Income per SqFt	\$13.50	\$13.65	\$10.91
Full Market Value	\$1,000,000	\$932,000	\$497,000
Market Value per SqFt	\$51.00	\$54.00	\$38.50
Distance from Cooperative in miles		0.00	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05310-0001	4-05310-0021	4-05306-0018
Address	189-31 39 AVENUE	189-10 37 AVENUE	35-09 191 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	16
Year Built	1952	1932	1928
Gross SqFt	26,655	17,850	17,213
Estimated Gross Income	\$318,000	\$198,524	\$235,000
Gross Income per SqFt	\$11.93	\$11.12	\$13.65
Full Market Value	\$1,120,000	\$700,000	\$932,000
Market Value per SqFt	\$42.00	\$39.00	\$54.00
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05311-0001	4-05306-0018	4-05310-0021
Address	190-05 39 AVENUE	35-09 191 STREET	189-10 37 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	1932
Gross SqFt	26,933	17,213	17,850
Estimated Gross Income	\$367,000	\$235,000	\$198,524
Gross Income per SqFt	\$13.63	\$13.65	\$11.12
Full Market Value	\$1,450,000	\$932,000	\$700,000
Market Value per SqFt	\$54.00	\$54.00	\$39.20
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05312-0001	4-05306-0018	4-05195-0036
Address	37-51 191 STREET	35-09 191 STREET	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1950	1928	1930
Gross SqFt	25,650	17,213	12,915
Estimated Gross Income	\$310,000	\$235,000	\$140,850
Gross Income per SqFt	\$12.09	\$13.65	\$10.91
Full Market Value	\$1,090,000	\$932,000	\$497,000
Market Value per SqFt	\$42.50	\$54.00	\$38.50
Distance from Cooperative in miles		0.10	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05314-0003	4-05195-0036	4-05306-0018
Address	192-07 37 AVENUE	143-28 SMART STREET	35-09 191 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	20	16
Year Built	1950	1930	1928
Gross SqFt	19,270	12,915	17,213
Estimated Gross Income	\$230,000	\$140,850	\$235,000
Gross Income per SqFt	\$11.94	\$10.91	\$13.65
Full Market Value	\$811,000	\$497,000	\$932,000
Market Value per SqFt	\$42.10	\$39.00	\$54.00
Distance from Cooperative in miles		1.65	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-0001	4-05310-0021	4-05195-0036
Address	193-15 37 AVENUE	189-10 37 AVENUE	143-28 SMART STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	20
Year Built	1951	1932	1930
Gross SqFt	10,612	17,850	12,915
Estimated Gross Income	\$140,000	\$198,524	\$140,850
Gross Income per SqFt	\$13.19	\$11.12	\$10.91
Full Market Value	\$526,000	\$700,000	\$497,000
Market Value per SqFt	\$49.60	\$39.00	\$38.50
Distance from Cooperative in miles		0.20	1.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05321-0001	4-05195-0036	4-05306-0018
Address	195-05 39 AVENUE	143-28 SMART STREET	35-09 191 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	20	16
Year Built	1950	1930	1928
Gross SqFt	10,178	12,915	17,213
Estimated Gross Income	\$140,000	\$140,850	\$235,000
Gross Income per SqFt	\$13.76	\$10.91	\$13.65
Full Market Value	\$555,000	\$497,000	\$932,000
Market Value per SqFt	\$55.00	\$39.00	\$54.00
Distance from Cooperative in miles		1.80	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05325-0065	4-01301-0010	4-01280-0001
Address	192-02 39 AVENUE	40-33 69 STREET	80-08 35 AVENUE
Neighborhood	FLUSHING-NORTH	WOODSIDE	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	104	90
Year Built	1950	1964	1950
Gross SqFt	71,570	76,230	73,800
Estimated Gross Income	\$1,073,550	\$1,150,404	\$1,111,284
Gross Income per SqFt	\$15.00	\$15.09	\$15.06
Full Market Value	\$4,260,000	\$4,560,000	\$4,410,000
Market Value per SqFt	\$60.00	\$60.00	\$60.00
Distance from Cooperative in miles		5.80	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05328-0015	4-00769-0001	4-00137-0020
Address	155-17 SANFORD AVENUE	45-02 DITMARS BOULEVARD	41-15 46 STREET
Neighborhood	FLUSHING-NORTH	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	36	200	96
Year Built	1928	1900	1931
Gross SqFt	30,340	251,350	73,197
Estimated Gross Income	\$723,912	\$4,657,515	\$1,176,753
Gross Income per SqFt	\$23.86	\$18.53	\$16.08
Full Market Value	\$3,240,000	\$18,900,000	\$4,790,000
Market Value per SqFt	\$107.00	\$75.00	\$65.00
Distance from Cooperative in miles		4.90	5.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0016	4-15541-0017	4-15555-0001
Address	144-30 SANFORD AVENUE	12-61 CENTRAL AVENUE	10-06 NEILSON STREET
Neighborhood	FLUSHING-NORTH	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	180	108
Year Built	1960	1961	1950
Gross SqFt	118,992	183,894	87,926
Estimated Gross Income	\$1,205,389	\$2,055,826	\$915,141
Gross Income per SqFt	\$10.13	\$11.18	\$10.41
Full Market Value	\$4,070,000	\$7,250,000	\$3,090,000
Market Value per SqFt	\$34.20	\$39.00	\$35.10
Distance from Cooperative in miles		11.10	11.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0023	4-02102-0001	4-02117-0001
Address	144-44 SANFORD AVENUE	64-33 98 STREET	99-19 66 AVENUE
Neighborhood	FLUSHING-NORTH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	302	312
Year Built	1928	1938	1939
Gross SqFt	54,491	297,876	308,016
Estimated Gross Income	\$562,892	\$3,938,520	\$3,686,544
Gross Income per SqFt	\$10.33	\$13.22	\$11.97
Full Market Value	\$1,900,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$34.90	\$45.00	\$42.20
Distance from Cooperative in miles		2.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0027	4-10127-0001	4-10148-0001
Address	144-54 SANFORD AVENUE	159-02 SOUTH ROAD	108-09 159 STREET
Neighborhood	FLUSHING-NORTH	SOUTH JAMAICA	SOUTH JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	180	146	148
Year Built	1952	1960	1942
Gross SqFt	173,358	177,000	155,000
Estimated Gross Income	\$1,756,117	\$2,047,890	\$1,793,350
Gross Income per SqFt	\$10.13	\$11.57	\$11.57
Full Market Value	\$5,930,000	\$7,220,000	\$6,320,000
Market Value per SqFt	\$34.20	\$41.00	\$40.80
Distance from Cooperative in miles		4.35	4.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0038	4-02102-0001	4-02117-0001
Address	144-76 SANFORD AVENUE	64-33 98 STREET	99-19 66 AVENUE
Neighborhood	FLUSHING-NORTH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	94	302	312
Year Built	1937	1938	1939
Gross SqFt	106,117	297,876	308,016
Estimated Gross Income	\$1,096,189	\$3,938,520	\$3,686,544
Gross Income per SqFt	\$10.33	\$13.22	\$11.97
Full Market Value	\$3,700,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$34.90	\$45.00	\$42.20
Distance from Cooperative in miles		2.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05378-0041	4-02102-0001	4-02117-0001
Address	147-37 BEECH AVENUE	64-33 98 STREET	99-19 66 AVENUE
Neighborhood	FLUSHING-NORTH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	302	312
Year Built	1928	1938	1939
Gross SqFt	35,875	297,876	308,016
Estimated Gross Income	\$370,589	\$3,938,520	\$3,686,544
Gross Income per SqFt	\$10.33	\$13.22	\$11.97
Full Market Value	\$1,250,000	\$13,300,000	\$13,000,000
Market Value per SqFt	\$34.80	\$45.00	\$42.20
Distance from Cooperative in miles		2.95	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05730-0001	4-05357-0001	4-05421-0036
Address	164-10 WILLETS POINT BOUL	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	88	26	19
Year Built	1952	1950	1928
Gross SqFt	76,088	19,489	15,263
Estimated Gross Income	\$1,104,797	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$4,380,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.65	1.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05740-0139	4-05181-0048	4-09226-0042
Address	163-62 17 AVENUE	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	240	45	40
Year Built	1951	1948	1952
Gross SqFt	229,508	34,695	39,618
Estimated Gross Income	\$3,332,456	\$375,000	\$279,732
Gross Income per SqFt	\$14.52	\$10.81	\$7.06
Full Market Value	\$13,200,000	\$1,320,000	\$859,000
Market Value per SqFt	\$58.00	\$38.00	\$21.68
Distance from Cooperative in miles		2.10	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05750-0006	4-05357-0001	4-05421-0036
Address	166-02 17 ROAD	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	192	26	19
Year Built	1951	1950	1928
Gross SqFt	169,702	19,489	15,263
Estimated Gross Income	\$2,464,073	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$9,770,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.45	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05775-0023	4-05958-0030	4-05865-0112
Address	15-20 202 STREET	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	67	121	152
Year Built	1960	1969	1973
Gross SqFt	78,323	146,525	147,700
Estimated Gross Income	\$1,141,166	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$4,520,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		1.00	0.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05778-0001	4-05357-0001	4-05421-0036
Address	199-06 16 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	80	26	19
Year Built	1955	1950	1928
Gross SqFt	72,116	19,489	15,263
Estimated Gross Income	\$1,047,124	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$4,150,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.60	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05781-0001	4-05357-0001	4-05421-0036
Address	199-01 17 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	152	26	19
Year Built	1952	1950	1928
Gross SqFt	123,031	19,489	15,263
Estimated Gross Income	\$1,786,410	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$7,080,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05784-0001	4-05357-0001	4-05421-0036
Address	199-12 19 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	164	26	19
Year Built	1952	1950	1928
Gross SqFt	143,536	19,489	15,263
Estimated Gross Income	\$2,084,142	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$8,260,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.35	1.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05787-0001	4-05357-0001	4-05421-0036
Address	199-02 21 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	212	26	19
Year Built	1951	1950	1928
Gross SqFt	180,608	19,489	15,263
Estimated Gross Income	\$2,626,040	\$282,936	\$206,276
Gross Income per SqFt	\$14.54	\$14.52	\$13.51
Full Market Value	\$10,400,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.25	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0002	4-05357-0001	4-05421-0036
Address	13-04 BELL BOULEVARD	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	136	26	19
Year Built	1954	1950	1928
Gross SqFt	120,175	19,489	15,263
Estimated Gross Income	\$1,744,941	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$6,920,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.85	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0050	4-05357-0001	4-05421-0036
Address	15-40 BELL BOULEVARD	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	168	26	19
Year Built	1954	1950	1928
Gross SqFt	168,690	19,489	15,263
Estimated Gross Income	\$2,449,378	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$9,710,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.85	2.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0110	4-05357-0001	4-05421-0036
Address	212-19 16 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	60	26	19
Year Built	1956	1950	1928
Gross SqFt	60,812	19,489	15,263
Estimated Gross Income	\$882,990	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$3,500,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.85	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0002	4-05357-0001	4-05421-0036
Address	13-02 212 STREET	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	84	26	19
Year Built	1954	1950	1928
Gross SqFt	80,740	19,489	15,263
Estimated Gross Income	\$1,172,344	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$4,650,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.60	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0035	4-05357-0001	4-05421-0036
Address	14-48 212 STREET	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	32	26	19
Year Built	1958	1950	1928
Gross SqFt	32,155	19,489	15,263
Estimated Gross Income	\$466,890	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$1,850,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.60	2.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0060	4-05357-0001	4-05421-0036
Address	15-04 212 STREET	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	96	26	19
Year Built	1957	1950	1928
Gross SqFt	94,674	19,489	15,263
Estimated Gross Income	\$1,374,666	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$5,450,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.60	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0110	4-05357-0001	4-05421-0036
Address	211-77 15 ROAD	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	88	26	19
Year Built	1957	1950	1928
Gross SqFt	89,204	19,489	15,263
Estimated Gross Income	\$1,295,242	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$5,130,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.60	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0200	4-05958-0030	4-05865-0112
Address	209-15 18 AVENUE	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	120	121	152
Year Built	1960	1969	1973
Gross SqFt	99,500	146,525	147,700
Estimated Gross Income	\$1,449,715	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$5,750,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0030	4-05357-0001	4-05421-0036
Address	212-02 16 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	34	26	19
Year Built	1957	1950	1928
Gross SqFt	45,248	19,489	15,263
Estimated Gross Income	\$661,526	\$282,936	\$206,276
Gross Income per SqFt	\$14.62	\$14.52	\$13.51
Full Market Value	\$2,620,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.70	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0040	4-05357-0001	4-05421-0036
Address	16-41 212 STREET	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	38	26	19
Year Built	1957	1950	1928
Gross SqFt	37,265	19,489	15,263
Estimated Gross Income	\$544,814	\$282,936	\$206,276
Gross Income per SqFt	\$14.62	\$14.52	\$13.51
Full Market Value	\$2,160,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.70	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05872-0002	4-05357-0001	4-05421-0036
Address	211-35 23 AVENUE	192-07 42 AVENUE	43-06 164 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	C9-WALK-UP	C1-WALK-UP
Total Units	310	26	19
Year Built	1961	1950	1928
Gross SqFt	489,440	19,489	15,263
Estimated Gross Income	\$7,106,668	\$282,936	\$206,276
Gross Income per SqFt	\$14.52	\$14.52	\$13.51
Full Market Value	\$28,200,000	\$1,120,000	\$775,000
Market Value per SqFt	\$58.00	\$57.00	\$51.00
Distance from Cooperative in miles		1.55	2.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0003	4-05958-0030	4-05865-0112
Address	18-40 211 STREET	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	240	121	152
Year Built	1961	1969	1973
Gross SqFt	407,712	146,525	147,700
Estimated Gross Income	\$5,940,363	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$23,500,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0050	4-05958-0030	4-05865-0112
Address	210-05 CORP KENNEDY STREE	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	248	121	152
Year Built	1961	1969	1973
Gross SqFt	363,000	146,525	147,700
Estimated Gross Income	\$5,288,910	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$21,000,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0075	4-05958-0030	4-05865-0112
Address	209-20 18 AVENUE	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	120	121	152
Year Built	1960	1969	1973
Gross SqFt	196,000	146,525	147,700
Estimated Gross Income	\$2,855,720	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$11,300,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.40	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05900-0075	4-05958-0030	4-05865-0112
Address	212-30 23 AVENUE	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	124	121	152
Year Built	1963	1969	1973
Gross SqFt	168,516	146,525	147,700
Estimated Gross Income	\$2,455,278	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$9,730,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0003	4-12148-0100	4-05865-0118
Address	17-85 215 STREET	159-01 110 AVENUE	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	SOUTH JAMAICA	BAYSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	290	330	152
Year Built	1969	1967	1973
Gross SqFt	324,260	352,800	147,700
Estimated Gross Income	\$4,724,468	\$3,573,864	\$2,625,686
Gross Income per SqFt	\$14.57	\$10.13	\$17.78
Full Market Value	\$18,700,000	\$12,100,000	\$10,700,000
Market Value per SqFt	\$58.00	\$34.00	\$72.00
Distance from Cooperative in miles		6.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0005	4-05958-0030	4-05865-0112
Address	18-05 215 STREET	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	289	121	152
Year Built	1969	1969	1973
Gross SqFt	328,560	146,525	147,700
Estimated Gross Income	\$4,787,119	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$19,000,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0007	4-05958-0030	4-05865-0112
Address	18-15 215 STREET	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	289	121	152
Year Built	1969	1969	1973
Gross SqFt	324,261	146,525	147,700
Estimated Gross Income	\$4,724,482	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$18,700,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0075	4-05958-0030	4-05865-0112
Address	23-45 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	126	121	152
Year Built	1961	1969	1973
Gross SqFt	157,080	146,525	147,700
Estimated Gross Income	\$2,288,655	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$9,070,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0100	4-05958-0030	4-05865-0112
Address	23-25 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	16-70 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	127	121	152
Year Built	1961	1969	1973
Gross SqFt	157,080	146,525	147,700
Estimated Gross Income	\$2,288,655	\$2,134,727	\$2,539,788
Gross Income per SqFt	\$14.57	\$14.57	\$17.20
Full Market Value	\$9,070,000	\$8,460,000	\$10,300,000
Market Value per SqFt	\$58.00	\$58.00	\$70.00
Distance from Cooperative in miles		0.00	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06080-0025	4-03106-0020	4-10494-0123
Address	201-09 35 AVENUE	62-05 WOODHAVEN BOULEVARD	199-04 HILLSIDE AVENUE
Neighborhood	BAYSIDE	REGO PARK	HOLLIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	50	60
Year Built	1949	1949	1951
Gross SqFt	13,653	37,328	25,570
Estimated Gross Income	\$198,241	\$653,967	\$396,563
Gross Income per SqFt	\$14.52	\$17.52	\$15.51
Full Market Value	\$786,000	\$2,660,000	\$1,610,000
Market Value per SqFt	\$58.00	\$71.00	\$63.00
Distance from Cooperative in miles		5.20	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06085-0025	4-03106-0020	4-10494-0123
Address	203-01 35 AVENUE	62-05 WOODHAVEN BOULEVARD	199-04 HILLSIDE AVENUE
Neighborhood	BAYSIDE	REGO PARK	HOLLIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	50	60
Year Built	1949	1949	1951
Gross SqFt	11,124	37,328	25,570
Estimated Gross Income	\$301,794	\$653,967	\$396,563
Gross Income per SqFt	\$27.10	\$17.52	\$15.51
Full Market Value	\$1,460,000	\$2,660,000	\$1,610,000
Market Value per SqFt	\$131.00	\$71.00	\$63.00
Distance from Cooperative in miles		5.30	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06089-0025	4-03106-0020	4-10494-0123
Address	204-05 35 AVENUE	62-05 WOODHAVEN BOULEVARD	199-04 HILLSIDE AVENUE
Neighborhood	BAYSIDE	REGO PARK	HOLLIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	50	60
Year Built	1949	1949	1951
Gross SqFt	13,608	37,328	25,570
Estimated Gross Income	\$369,185	\$653,967	\$396,563
Gross Income per SqFt	\$27.10	\$17.52	\$15.51
Full Market Value	\$1,790,000	\$2,660,000	\$1,610,000
Market Value per SqFt	\$132.00	\$71.00	\$63.00
Distance from Cooperative in miles		5.30	3.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06103-0001	4-00435-0029	4-03620-0021
Address	209-28 34 ROAD	24-15 44 ROAD	61-17 68 AVENUE
Neighborhood	BAYSIDE	LONG ISLAND CITY	RIDGEWOOD
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	20	44
Year Built	1931	1907	1921
Gross SqFt	18,600	15,976	32,000
Estimated Gross Income	\$170,934	\$235,000	\$955,520
Gross Income per SqFt	\$9.19	\$14.71	\$29.90
Full Market Value	\$563,000	\$932,000	\$4,630,000
Market Value per SqFt	\$30.30	\$58.00	\$145.00
Distance from Cooperative in miles		8.80	7.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06143-0001	4-10363-0002	4-04677-0005
Address	200-02 35 AVENUE	102-02 186 STREET	149-15 25 AVENUE
Neighborhood	BAYSIDE	HOLLIS	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	32	72	25
Year Built	1950	1950	1951
Gross SqFt	23,950	52,000	19,188
Estimated Gross Income	\$184,415	\$603,488	\$182,478
Gross Income per SqFt	\$7.70	\$11.61	\$9.51
Full Market Value	\$566,000	\$2,130,000	\$601,000
Market Value per SqFt	\$23.63	\$41.00	\$31.30
Distance from Cooperative in miles		4.05	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06144-0001	4-10494-0123	4-00577-0005
Address	201-02 35 AVENUE	199-04 HILLSIDE AVENUE	25-19 30 DRIVE
Neighborhood	BAYSIDE	HOLLIS	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	60	58
Year Built	1949	1951	1954
Gross SqFt	11,124	25,570	46,000
Estimated Gross Income	\$162,633	\$396,563	\$757,160
Gross Income per SqFt	\$14.62	\$15.51	\$16.46
Full Market Value	\$645,000	\$1,610,000	\$3,080,000
Market Value per SqFt	\$58.00	\$63.00	\$67.00
Distance from Cooperative in miles		3.40	7.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06149-0001	4-05181-0048	4-09226-0042
Address	204-03 35 AVENUE	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	62	45	40
Year Built	1950	1948	1952
Gross SqFt	45,850	34,695	39,618
Estimated Gross Income	\$353,045	\$375,000	\$279,732
Gross Income per SqFt	\$7.70	\$10.81	\$7.06
Full Market Value	\$1,080,000	\$1,320,000	\$859,000
Market Value per SqFt	\$23.56	\$38.00	\$21.68
Distance from Cooperative in miles		2.20	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06150-0001	4-05181-0048	4-09226-0042
Address	205-02 35 AVENUE	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	BAYSIDE	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	96	45	40
Year Built	1950	1948	1952
Gross SqFt	68,120	34,695	39,618
Estimated Gross Income	\$524,524	\$375,000	\$279,732
Gross Income per SqFt	\$7.70	\$10.81	\$7.06
Full Market Value	\$1,610,000	\$1,320,000	\$859,000
Market Value per SqFt	\$23.63	\$38.00	\$21.68
Distance from Cooperative in miles		2.25	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06171-0001	4-10363-0002	4-04677-0005
Address	36-06 213 STREET	102-02 186 STREET	149-15 25 AVENUE
Neighborhood	BAYSIDE	HOLLIS	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	34	72	25
Year Built	1952	1950	1951
Gross SqFt	23,560	52,000	19,188
Estimated Gross Income	\$403,000	\$603,488	\$182,478
Gross Income per SqFt	\$17.11	\$11.61	\$9.51
Full Market Value	\$1,640,000	\$2,130,000	\$601,000
Market Value per SqFt	\$70.00	\$41.00	\$31.30
Distance from Cooperative in miles		4.15	2.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06205-0001	4-03106-0020	4-10494-0123
Address	202-15 42 AVENUE	62-05 WOODHAVEN BOULEVARD	199-04 HILLSIDE AVENUE
Neighborhood	BAYSIDE	REGO PARK	HOLLIS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	26	50	60
Year Built	1932	1949	1951
Gross SqFt	27,500	37,328	25,570
Estimated Gross Income	\$753,500	\$653,967	\$396,563
Gross Income per SqFt	\$27.40	\$17.52	\$15.51
Full Market Value	\$3,650,000	\$2,660,000	\$1,610,000
Market Value per SqFt	\$133.00	\$71.00	\$63.00
Distance from Cooperative in miles		5.20	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06216-0001	4-16083-0037	4-00490-0101
Address	209-10 41 AVENUE	71 BEACH 70 STREET	4 1 STREET
Neighborhood	BAYSIDE	ARVERNE	ASTORIA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	120	174	1,104
Year Built	1963	1964	1950
Gross SqFt	109,200	155,000	1,116,500
Estimated Gross Income	\$1,003,548	\$4,256,300	\$11,310,145
Gross Income per SqFt	\$9.19	\$27.50	\$10.13
Full Market Value	\$3,310,000	\$20,600,000	\$38,200,000
Market Value per SqFt	\$30.30	\$133.00	\$34.20
Distance from Cooperative in miles		11.90	8.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06227-0088	4-01304-0021	4-01305-0001
Address	210-50 41 AVENUE	40-19 72 STREET	73-01 73 STREET
Neighborhood	BAYSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	50	40
Year Built	1963	1965	1950
Gross SqFt	73,000	30,618	25,000
Estimated Gross Income	\$1,117,630	\$626,972	\$384,500
Gross Income per SqFt	\$15.31	\$20.48	\$15.38
Full Market Value	\$4,550,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$62.00	\$91.00	\$62.00
Distance from Cooperative in miles		6.40	6.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06305-0024	4-06266-0001	4-06263-0007
Address	215-05 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	14	27	19
Year Built	1928	1948	1922
Gross SqFt	16,000	20,400	14,080
Estimated Gross Income	\$240,000	\$335,784	\$201,500
Gross Income per SqFt	\$15.00	\$16.46	\$14.31
Full Market Value	\$951,000	\$1,370,000	\$799,000
Market Value per SqFt	\$59.00	\$67.00	\$57.00
Distance from Cooperative in miles		0.60	0.75

	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	\$149,896	\$335,784	\$201,500
Gross Income per SqFt	\$7.70	\$16.46	\$14.31
Full Market Value	\$460,000	\$1,370,000	\$799,000
Market Value per SqFt	\$23.63	\$67.00	\$57.00
Distance from Cooperative in miles		0.80	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0003	4-06077-0007	4-05005-0042
Address	136-51 PARK DRIVE EAST	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	210	50	14
Year Built	1950	1931	1996
Gross SqFt	152,470	40,800	10,500
Estimated Gross Income	\$1,783,899	\$393,110	\$150,583
Gross Income per SqFt	\$11.70	\$9.64	\$14.34
Full Market Value	\$6,290,000	\$1,330,000	\$597,000
Market Value per SqFt	\$41.30	\$33.00	\$57.00
Distance from Cooperative in miles		3.25	2.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0100	4-06077-0007	4-05005-0042
Address	137-51 68 DRIVE	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	80	50	14
Year Built	1950	1931	1996
Gross SqFt	68,720	40,800	10,500
Estimated Gross Income	\$596,490	\$393,110	\$150,583
Gross Income per SqFt	\$8.68	\$9.64	\$14.34
Full Market Value	\$1,970,000	\$1,330,000	\$597,000
Market Value per SqFt	\$28.70	\$33.00	\$57.00
Distance from Cooperative in miles		3.25	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06484-0002	4-06077-0007	4-05005-0042
Address	138-40 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	90	50	14
Year Built	1950	1931	1996
Gross SqFt	76,796	40,800	10,500
Estimated Gross Income	\$921,552	\$393,110	\$150,583
Gross Income per SqFt	\$12.00	\$9.64	\$14.34
Full Market Value	\$3,250,000	\$1,330,000	\$597,000
Market Value per SqFt	\$42.30	\$33.00	\$57.00
Distance from Cooperative in miles		3.10	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06485-0003	4-06077-0007	4-05005-0042
Address	68-09 138 STREET	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	312	50	14
Year Built	1950	1931	1996
Gross SqFt	264,380	40,800	10,500
Estimated Gross Income	\$3,172,560	\$393,110	\$150,583
Gross Income per SqFt	\$12.00	\$9.64	\$14.34
Full Market Value	\$11,200,000	\$1,330,000	\$597,000
Market Value per SqFt	\$42.40	\$33.00	\$57.00
Distance from Cooperative in miles		3.15	2.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,936,536	\$393,110	\$150,583
Gross Income per SqFt	\$12.00	\$9.64	\$14.34
Full Market Value	\$6,830,000	\$1,330,000	\$597,000
Market Value per SqFt	\$42.30	\$33.00	\$57.00
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	4-05005-0042
Address	69-42 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	280	50	14
Year Built	1950	1931	1996
Gross SqFt	227,464	40,800	10,500
Estimated Gross Income	\$2,729,568	\$393,110	\$150,583
Gross Income per SqFt	\$12.00	\$9.64	\$14.34
Full Market Value	\$9,620,000	\$1,330,000	\$597,000
Market Value per SqFt	\$42.30	\$33.00	\$57.00
Distance from Cooperative in miles		3.25	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0050	4-05042-0066	4-05023-0001
Address	144-55 MELBOURNE AVENUE	133-21 SANFORD AVENUE	143-01 41 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	88	88
Year Built	1954	1963	1962
Gross SqFt	115,212	68,257	74,032
Estimated Gross Income	\$1,612,968	\$886,397	\$932,434
Gross Income per SqFt	\$14.00	\$12.99	\$12.60
Full Market Value	\$6,390,000	\$3,330,000	\$3,510,000
Market Value per SqFt	\$55.00	\$49.00	\$47.40
Distance from Cooperative in miles		1.55	1.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0052	4-05042-0066	4-05023-0001
Address	144-75 MELBOURNE AVENUE	133-21 SANFORD AVENUE	143-01 41 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	88	88
Year Built	1954	1963	1962
Gross SqFt	115,212	68,257	74,032
Estimated Gross Income	\$1,612,968	\$886,397	\$932,434
Gross Income per SqFt	\$14.00	\$12.99	\$12.60
Full Market Value	\$6,390,000	\$3,330,000	\$3,510,000
Market Value per SqFt	\$55.00	\$49.00	\$47.40
Distance from Cooperative in miles		1.55	1.80

	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	\$1,970,304	\$527,997	\$309,619
Gross Income per SqFt	\$14.00	\$16.67	\$15.00
Full Market Value	\$7,810,000	\$2,150,000	\$1,230,000
Market Value per SqFt	\$55.00	\$68.00	\$60.00
Distance from Cooperative in miles		2.05	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06540-0003	4-05005-0042	4-06258-0016
Address	150-10 MELBOURNE AVENUE	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	266	14	54
Year Built	1951	1996	1950
Gross SqFt	218,100	10,500	44,100
Estimated Gross Income	\$2,835,300	\$150,583	\$596,412
Gross Income per SqFt	\$13.00	\$14.34	\$13.52
Full Market Value	\$10,700,000	\$597,000	\$2,240,000
Market Value per SqFt	\$49.10	\$57.00	\$51.00
Distance from Cooperative in miles		2.30	2.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-0003	4-05005-0042	4-05295-0047
Address	69-18 MELBOURNE AVENUE	35-14 149 STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	244	14	16
Year Built	1951	1996	1928
Gross SqFt	199,464	10,500	12,580
Estimated Gross Income	\$2,373,621	\$150,583	\$115,233
Gross Income per SqFt	\$11.90	\$14.34	\$9.16
Full Market Value	\$8,370,000	\$597,000	\$380,000
Market Value per SqFt	\$42.00	\$57.00	\$30.20
Distance from Cooperative in miles		2.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0002	4-05005-0042	4-06258-0016
Address	69-51 136 STREET	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	14	54
Year Built	1949	1996	1950
Gross SqFt	20,920	10,500	44,100
Estimated Gross Income	\$248,948	\$150,583	\$596,412
Gross Income per SqFt	\$11.90	\$14.34	\$13.52
Full Market Value	\$878,000	\$597,000	\$2,240,000
Market Value per SqFt	\$42.00	\$57.00	\$51.00
Distance from Cooperative in miles		2.70	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0005	4-05005-0042	4-06258-0016
Address	69-68 137 STREET	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	54
Year Built	1949	1996	1950
Gross SqFt	14,140	10,500	44,100
Estimated Gross Income	\$168,266	\$150,583	\$596,412
Gross Income per SqFt	\$11.90	\$14.34	\$13.52
Full Market Value	\$593,000	\$597,000	\$2,240,000
Market Value per SqFt	\$41.90	\$57.00	\$51.00
Distance from Cooperative in miles		2.70	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0016	4-05005-0042	4-06258-0016
Address	69-98 137 STREET	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	14	54
Year Built	1949	1996	1950
Gross SqFt	20,920	10,500	44,100
Estimated Gross Income	\$248,948	\$150,583	\$596,412
Gross Income per SqFt	\$11.90	\$14.34	\$13.52
Full Market Value	\$878,000	\$597,000	\$2,240,000
Market Value per SqFt	\$42.00	\$57.00	\$51.00
Distance from Cooperative in miles		2.70	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0030	4-05005-0042	4-06258-0016
Address	69-81 136 STREET	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	14	54
Year Built	1949	1996	1950
Gross SqFt	16,940	10,500	44,100
Estimated Gross Income	\$201,586	\$150,583	\$596,412
Gross Income per SqFt	\$11.90	\$14.34	\$13.52
Full Market Value	\$711,000	\$597,000	\$2,240,000
Market Value per SqFt	\$42.00	\$57.00	\$51.00
Distance from Cooperative in miles		2.70	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06587-0006	4-05005-0042	4-06258-0016
Address	135-12 77 AVENUE	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	174	14	54
Year Built	1937	1996	1950
Gross SqFt	130,440	10,500	44,100
Estimated Gross Income	\$1,552,236	\$150,583	\$596,412
Gross Income per SqFt	\$11.90	\$14.34	\$13.52
Full Market Value	\$5,470,000	\$597,000	\$2,240,000
Market Value per SqFt	\$41.90	\$57.00	\$51.00
Distance from Cooperative in miles		3.20	3.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06607-0001	4-05005-0042	4-06258-0016
Address	138-10 77 AVENUE	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	132	14	54
Year Built	1937	1996	1950
Gross SqFt	107,884	10,500	44,100
Estimated Gross Income	\$1,267,637	\$150,583	\$596,412
Gross Income per SqFt	\$11.75	\$14.34	\$13.52
Full Market Value	\$4,470,000	\$597,000	\$2,240,000
Market Value per SqFt	\$41.40	\$57.00	\$51.00
Distance from Cooperative in miles		3.15	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06609-0007	4-05005-0042	4-06258-0016
Address	138-06 78 AVENUE	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	64	14	54
Year Built	1937	1996	1950
Gross SqFt	54,136	10,500	44,100
Estimated Gross Income	\$665,872	\$150,583	\$596,412
Gross Income per SqFt	\$12.30	\$14.34	\$13.52
Full Market Value	\$2,500,000	\$597,000	\$2,240,000
Market Value per SqFt	\$46.20	\$57.00	\$51.00
Distance from Cooperative in miles		3.20	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06628-0001	4-05005-0042	4-06258-0016
Address	141-04 77 AVENUE	35-14 149 STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	14	54
Year Built	1937	1996	1950
Gross SqFt	44,135	10,500	44,100
Estimated Gross Income	\$507,552	\$150,583	\$596,412
Gross Income per SqFt	\$11.50	\$14.34	\$13.52
Full Market Value	\$1,790,000	\$597,000	\$2,240,000
Market Value per SqFt	\$40.60	\$57.00	\$51.00
Distance from Cooperative in miles		3.10	3.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0015	4-06258-0016	4-06024-0017
Address	141-29 78 AVENUE	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	60	54	46
Year Built	1949	1950	1931
Gross SqFt	45,750	44,100	36,000
Estimated Gross Income	\$617,625	\$596,412	\$454,587
Gross Income per SqFt	\$13.50	\$13.52	\$12.63
Full Market Value	\$2,320,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$51.00	\$51.00	\$47.50
Distance from Cooperative in miles		3.30	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0030	4-06258-0016	4-06024-0017
Address	77-30 MAIN 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	45	54	46
Year Built	1949	1950	1931
Gross SqFt	34,329	44,100	36,000
Estimated Gross Income	\$463,441	\$596,412	\$454,587
Gross Income per SqFt	\$13.50	\$13.52	\$12.63
Full Market Value	\$1,740,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$51.00	\$51.00	\$47.50
Distance from Cooperative in miles		3.30	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06631-0001	4-06258-0016	4-06024-0017
Address	141-24 78 AVENUE	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	181	54	46
Year Built	1940	1950	1931
Gross SqFt	151,869	44,100	36,000
Estimated Gross Income	\$1,974,297	\$596,412	\$454,587
Gross Income per SqFt	\$13.00	\$13.52	\$12.63
Full Market Value	\$7,420,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$48.90	\$51.00	\$47.50
Distance from Cooperative in miles		3.30	3.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,974,297	\$596,412	\$454,587
Gross Income per SqFt	\$13.00	\$13.52	\$12.63
Full Market Value	\$7,420,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$48.90	\$51.00	\$47.50
Distance from Cooperative in miles		3.35	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06633-0001	4-06258-0016	4-06024-0017
Address	141-02 79 AVENUE	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	181	54	46
Year Built	1940	1950	1931
Gross SqFt	151,869	44,100	36,000
Estimated Gross Income	\$1,974,297	\$596,412	\$454,587
Gross Income per SqFt	\$13.00	\$13.52	\$12.63
Full Market Value	\$7,420,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$48.90	\$51.00	\$47.50
Distance from Cooperative in miles		3.35	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06656-0063	4-06258-0016	4-06024-0017
Address	70-04 KISSENA BOULEVARD	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	248	54	46
Year Built	1952	1950	1931
Gross SqFt	225,968	44,100	36,000
Estimated Gross Income	\$2,994,076	\$596,412	\$454,587
Gross Income per SqFt	\$13.25	\$13.52	\$12.63
Full Market Value	\$11,300,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$50.00	\$51.00	\$47.50
Distance from Cooperative in miles		2.60	2.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06658-0039	4-06077-0007	4-05295-0047
Address	144-36 71 AVENUE	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	50	16
Year Built	1949	1931	1928
Gross SqFt	23,880	40,800	12,580
Estimated Gross Income	\$286,560	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$1,010,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.30	\$33.00	\$30.20
Distance from Cooperative in miles		3.10	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06659-0021	4-06077-0007	4-05295-0047
Address	144-42 71 ROAD	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	50	16
Year Built	1949	1931	1928
Gross SqFt	51,915	40,800	12,580
Estimated Gross Income	\$622,980	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$2,200,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.40	\$33.00	\$30.20
Distance from Cooperative in miles		3.10	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06660-0040	4-06077-0007	4-05295-0047
Address	144-16 VLEIGH PLACE	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	50	16
Year Built	1949	1931	1928
Gross SqFt	23,936	40,800	12,580
Estimated Gross Income	\$287,232	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$1,010,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.20	\$33.00	\$30.20
Distance from Cooperative in miles		3.15	2.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06668-0028	4-06077-0007	4-05295-0047
Address	144-11 77 ROAD	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	50	16
Year Built	1948	1931	1928
Gross SqFt	23,712	40,800	12,580
Estimated Gross Income	\$291,657	\$393,110	\$115,233
Gross Income per SqFt	\$12.30	\$9.64	\$9.16
Full Market Value	\$1,100,000	\$1,330,000	\$380,000
Market Value per SqFt	\$46.40	\$33.00	\$30.20
Distance from Cooperative in miles		3.40	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0007	4-06077-0007	4-05295-0047
Address	144-04 77 ROAD	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	50	16
Year Built	1948	1931	1928
Gross SqFt	40,480	40,800	12,580
Estimated Gross Income	\$497,904	\$393,110	\$115,233
Gross Income per SqFt	\$12.30	\$9.64	\$9.16
Full Market Value	\$1,870,000	\$1,330,000	\$380,000
Market Value per SqFt	\$46.20	\$33.00	\$30.20
Distance from Cooperative in miles		3.45	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0027	4-06077-0007	4-06258-0016
Address	144-34 77 ROAD	34-06 JORDAN STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	50	54
Year Built	1948	1931	1950
Gross SqFt	31,860	40,800	44,100
Estimated Gross Income	\$391,878	\$393,110	\$596,412
Gross Income per SqFt	\$12.30	\$9.64	\$13.52
Full Market Value	\$1,470,000	\$1,330,000	\$2,240,000
Market Value per SqFt	\$46.10	\$33.00	\$51.00
Distance from Cooperative in miles		3.45	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06670-0001	4-06077-0007	4-05295-0047
Address	78-11 MAIN STREET	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	150	50	16
Year Built	1949	1931	1928
Gross SqFt	110,298	40,800	12,580
Estimated Gross Income	\$1,323,576	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$4,670,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.30	\$33.00	\$30.20
Distance from Cooperative in miles		3.45	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06671-0001	4-06077-0007	4-05295-0047
Address	78-37 MAIN STREET	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	150	50	16
Year Built	1949	1931	1928
Gross SqFt	110,298	40,800	12,580
Estimated Gross Income	\$1,323,576	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$4,670,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.30	\$33.00	\$30.20
Distance from Cooperative in miles		3.50	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0019	4-06077-0007	4-05295-0047
Address	147-37 71 AVENUE	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	50	16
Year Built	1949	1931	1928
Gross SqFt	6,000	40,800	12,580
Estimated Gross Income	\$72,000	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$254,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.30	\$33.00	\$30.20
Distance from Cooperative in miles		3.00	2.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0020	4-06077-0007	4-06258-0016
Address	147-03 71 AVENUE	34-06 JORDAN STREET	42-18 201 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	50	54
Year Built	1948	1931	1950
Gross SqFt	21,600	40,800	44,100
Estimated Gross Income	\$259,200	\$393,110	\$596,412
Gross Income per SqFt	\$12.00	\$9.64	\$13.52
Full Market Value	\$914,000	\$1,330,000	\$2,240,000
Market Value per SqFt	\$42.30	\$33.00	\$51.00
Distance from Cooperative in miles		3.00	2.80

	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	\$1,222,922	\$596,412	\$454,587
Gross Income per SqFt	\$13.25	\$13.52	\$12.63
Full Market Value	\$4,600,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$49.80	\$51.00	\$47.50
Distance from Cooperative in miles		2.80	3.15

	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	\$1,222,922	\$596,412	\$454,587
Gross Income per SqFt	\$13.25	\$13.52	\$12.63
Full Market Value	\$4,600,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$49.80	\$51.00	\$47.50
Distance from Cooperative in miles		2.85	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06679-0001	4-06258-0016	4-06024-0017
Address	147-04 72 AVENUE	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	69	54	46
Year Built	1949	1950	1931
Gross SqFt	42,204	44,100	36,000
Estimated Gross Income	\$559,203	\$596,412	\$454,587
Gross Income per SqFt	\$13.25	\$13.52	\$12.63
Full Market Value	\$2,100,000	\$2,240,000	\$1,710,000
Market Value per SqFt	\$49.80	\$51.00	\$47.50
Distance from Cooperative in miles		2.85	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0001	4-06077-0007	4-05295-0047
Address	78-31 147 STREET	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	50	16
Year Built	1949	1931	1928
Gross SqFt	43,345	40,800	12,580
Estimated Gross Income	\$520,140	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$1,830,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.20	\$33.00	\$30.20
Distance from Cooperative in miles		3.40	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0016	4-05042-0066	4-05023-0001
Address	149-05 79 AVENUE	133-21 SANFORD AVENUE	143-01 41 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	182	88	88
Year Built	1955	1963	1962
Gross SqFt	178,650	68,257	74,032
Estimated Gross Income	\$2,411,775	\$886,397	\$932,434
Gross Income per SqFt	\$13.50	\$12.99	\$12.60
Full Market Value	\$9,070,000	\$3,330,000	\$3,510,000
Market Value per SqFt	\$51.00	\$49.00	\$47.40
Distance from Cooperative in miles		2.65	2.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06698-0040	4-06712-0001	4-09711-0056
Address	150-10 71 AVENUE	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	536	186	132
Year Built	1952	1966	1951
Gross SqFt	466,368	219,516	103,629
Estimated Gross Income	\$6,062,784	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$13.00	\$11.83	\$14.09
Full Market Value	\$22,800,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$48.90	\$42.00	\$56.00
Distance from Cooperative in miles		0.65	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06711-0027	4-05146-0036	4-05146-0001
Address	150-15 79 AVENUE	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	256	148
Year Built	1965	1955	1963
Gross SqFt	80,200	261,919	131,187
Estimated Gross Income	\$922,300	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.50	\$10.28	\$11.86
Full Market Value	\$3,250,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$40.50	\$35.00	\$41.80
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06715-0002	4-06258-0016	4-05295-0047
Address	81-26 150 STREET	42-18 201 STREET	36-03 168 STREET
Neighborhood	HILLCREST	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	685	54	16
Year Built	1947	1950	1928
Gross SqFt	704,500	44,100	12,580
Estimated Gross Income	\$8,806,250	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$33,100,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		3.25	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06789-0015	4-06712-0001	4-09711-0056
Address	161-08 JEWEL AVENUE	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	383	186	132
Year Built	1954	1966	1951
Gross SqFt	363,265	219,516	103,629
Estimated Gross Income	\$5,085,710	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$20,200,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$56.00	\$42.00	\$56.00
Distance from Cooperative in miles		0.85	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06790-0001	4-06712-0001	4-09711-0056
Address	158-09 PARSONS BOULEVARD	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	793	186	132
Year Built	1954	1966	1951
Gross SqFt	749,142	219,516	103,629
Estimated Gross Income	\$10,487,988	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$41,600,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$56.00	\$42.00	\$56.00
Distance from Cooperative in miles		1.05	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0001	4-06712-0001	4-09711-0056
Address	61-11 160 STREET	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	362	186	132
Year Built	1954	1966	1951
Gross SqFt	394,644	219,516	103,629
Estimated Gross Income	\$5,525,016	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$21,900,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$55.00	\$42.00	\$56.00
Distance from Cooperative in miles		1.10	1.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0025	4-06712-0001	4-09711-0056
Address	61-15 160 STREET	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	184	186	132
Year Built	1966	1966	1951
Gross SqFt	236,984	219,516	103,629
Estimated Gross Income	\$3,317,776	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$13,200,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$56.00	\$42.00	\$56.00
Distance from Cooperative in miles		1.10	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06792-0600	4-06712-0001	4-09711-0056
Address	161-25 JEWEL AVENUE	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	684	186	132
Year Built	1952	1966	1951
Gross SqFt	789,880	219,516	103,629
Estimated Gross Income	\$11,058,320	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$43,800,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$55.00	\$42.00	\$56.00
Distance from Cooperative in miles		1.05	1.80

	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	D1-ELEVATOR	D1-ELEVATOR
Total Units	257	186	132
Year Built	1960	1966	1951
Gross SqFt	299,456	219,516	103,629
Estimated Gross Income	\$4,192,384	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$11,800,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$39.40	\$42.00	\$56.00
Distance from Cooperative in miles		0.65	1.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06852-0011	4-05146-0036	4-05146-0001
Address	78-34 164 STREET	37-60 45 AVENUE	45-15 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	256	148
Year Built	1963	1955	1963
Gross SqFt	98,516	261,919	131,187
Estimated Gross Income	\$1,132,934	\$2,691,386	\$1,556,000
Gross Income per SqFt	\$11.50	\$10.28	\$11.86
Full Market Value	\$3,990,000	\$9,090,000	\$5,480,000
Market Value per SqFt	\$40.50	\$35.00	\$41.80
Distance from Cooperative in miles		2.20	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07071-0003	4-06258-0016	4-05295-0047
Address	182-12 HOR HARDING EXPWY	42-18 201 STREET	36-03 168 STREET
Neighborhood	FRESH MEADOWS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	38	54	16
Year Built	1950	1950	1928
Gross SqFt	28,257	44,100	12,580
Estimated Gross Income	\$353,212	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$1,330,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.10	\$51.00	\$30.20
Distance from Cooperative in miles		1.45	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0051	4-06301-0016	4-07065-0015
Address	196-66 69 AVENUE	214-32 43 AVENUE	58-38 182 STREET
Neighborhood	FRESH MEADOWS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	140	52	12
Year Built	1952	1939	1977
Gross SqFt	110,000	51,150	7,550
Estimated Gross Income	\$1,595,000	\$734,536	\$109,800
Gross Income per SqFt	\$14.50	\$14.36	\$14.54
Full Market Value	\$6,320,000	\$2,910,000	\$435,000
Market Value per SqFt	\$57.00	\$57.00	\$58.00
Distance from Cooperative in miles		1.65	0.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0401	4-06301-0016	4-07065-0015
Address	1 ISLAND PARKWAY	214-32 43 AVENUE	58-38 182 STREET
Neighborhood	FRESH MEADOWS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	148	52	12
Year Built	1951	1939	1977
Gross SqFt	116,000	51,150	7,550
Estimated Gross Income	\$1,682,000	\$734,536	\$109,800
Gross Income per SqFt	\$14.50	\$14.36	\$14.54
Full Market Value	\$6,670,000	\$2,910,000	\$435,000
Market Value per SqFt	\$58.00	\$57.00	\$58.00
Distance from Cooperative in miles		1.90	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07341-0012	4-06258-0016	4-05295-0047
Address	46-02 215 PLACE	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	66	54	16
Year Built	1950	1950	1928
Gross SqFt	48,871	44,100	12,580
Estimated Gross Income	\$635,323	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$2,390,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		0.90	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07342-0028	4-06258-0016	4-05295-0047
Address	46-11 215 PLACE	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	69	54	16
Year Built	1950	1950	1928
Gross SqFt	51,264	44,100	12,580
Estimated Gross Income	\$666,432	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$2,510,000	\$2,240,000	\$380,000
Market Value per SqFt	\$49.00	\$51.00	\$30.20
Distance from Cooperative in miles		0.95	1.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0007	4-06258-0016	4-05295-0047
Address	47-28 215 PLACE	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	54	16
Year Built	1950	1950	1928
Gross SqFt	29,450	44,100	12,580
Estimated Gross Income	\$382,850	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$1,440,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		0.95	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0020	4-06258-0016	4-05295-0047
Address	47-48 215 PLACE	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	54	16
Year Built	1950	1950	1928
Gross SqFt	29,450	44,100	12,580
Estimated Gross Income	\$382,850	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$1,440,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		0.95	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07348-0001	4-06258-0016	4-05295-0047
Address	215-28 47 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	156	54	16
Year Built	1950	1950	1928
Gross SqFt	118,000	44,100	12,580
Estimated Gross Income	\$1,534,000	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$5,770,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		0.95	1.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07349-0001	4-06258-0016	4-05295-0047
Address	47-15 216 STREET	42-18 201 STREET	36-03 168 STREET
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	144	54	16
Year Built	1950	1950	1928
Gross SqFt	105,000	44,100	12,580
Estimated Gross Income	\$1,365,000	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$5,130,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		1.00	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07474-0050	4-09719-0002	4-09834-0056
Address	220-55 46 AVENUE	84-10 141 STREET	175-21 88 AVENUE
Neighborhood	BAYSIDE	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	314	291	110
Year Built	1961	1958	1963
Gross SqFt	336,200	357,885	100,947
Estimated Gross Income	\$3,866,300	\$3,893,904	\$1,178,683
Gross Income per SqFt	\$11.50	\$10.88	\$11.68
Full Market Value	\$13,600,000	\$13,700,000	\$4,150,000
Market Value per SqFt	\$40.50	\$38.00	\$41.10
Distance from Cooperative in miles		4.50	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07628-0002	4-06258-0016	4-05295-0047
Address	67-01 BELL BOULEVARD	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	134	54	16
Year Built	1949	1950	1928
Gross SqFt	132,300	44,100	12,580
Estimated Gross Income	\$1,719,900	\$596,412	\$115,233
Gross Income per SqFt	\$13.00	\$13.52	\$9.16
Full Market Value	\$6,470,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.90	\$51.00	\$30.20
Distance from Cooperative in miles		1.65	2.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07629-0002	4-06258-0016	4-05295-0047
Address	68-01 BELL BOULEVARD	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	197	54	16
Year Built	1949	1950	1928
Gross SqFt	208,800	44,100	12,580
Estimated Gross Income	\$2,610,000	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$9,810,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.75	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07632-0002	4-06301-0016	4-07065-0015
Address	67-02 SPRINGFIELD BOULEVA	214-32 43 AVENUE	58-38 182 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	467	52	12
Year Built	1949	1939	1977
Gross SqFt	554,300	51,150	7,550
Estimated Gross Income	\$8,037,350	\$734,536	\$109,800
Gross Income per SqFt	\$14.50	\$14.36	\$14.54
Full Market Value	\$31,900,000	\$2,910,000	\$435,000
Market Value per SqFt	\$58.00	\$57.00	\$58.00
Distance from Cooperative in miles		1.40	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07633-0001	4-06258-0016	4-05295-0047
Address	213-09 73 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	200	54	16
Year Built	1950	1950	1928
Gross SqFt	145,200	44,100	12,580
Estimated Gross Income	\$1,815,000	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$6,820,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.70	2.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07636-0007	4-06258-0016	4-05295-0047
Address	69-11 213 STREET	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	128	54	16
Year Built	1958	1950	1928
Gross SqFt	93,500	44,100	12,580
Estimated Gross Income	\$1,168,750	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$4,390,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.70	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07638-0012	4-06258-0016	4-05295-0047
Address	69-05 215 STREET	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	54	16
Year Built	1950	1950	1928
Gross SqFt	34,100	44,100	12,580
Estimated Gross Income	\$426,250	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$1,600,000	\$2,240,000	\$380,000
Market Value per SqFt	\$46.90	\$51.00	\$30.20
Distance from Cooperative in miles		1.75	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07648-0002	4-06258-0016	4-05295-0047
Address	224-02 HOR HARDING EXPWY	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	168	54	16
Year Built	1948	1950	1928
Gross SqFt	132,300	44,100	12,580
Estimated Gross Income	\$1,653,750	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$6,220,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.75	2.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07656-0002	4-06258-0016	4-05295-0047
Address	221-08 64 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	136	54	16
Year Built	1949	1950	1928
Gross SqFt	107,988	44,100	12,580
Estimated Gross Income	\$1,430,841	\$596,412	\$115,233
Gross Income per SqFt	\$13.25	\$13.52	\$9.16
Full Market Value	\$5,380,000	\$2,240,000	\$380,000
Market Value per SqFt	\$49.80	\$51.00	\$30.20
Distance from Cooperative in miles		1.75	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07668-0010	4-06258-0016	4-05295-0047
Address	222-01 69 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	156	54	16
Year Built	1949	1950	1928
Gross SqFt	120,600	44,100	12,580
Estimated Gross Income	\$1,597,950	\$596,412	\$115,233
Gross Income per SqFt	\$13.25	\$13.52	\$9.16
Full Market Value	\$6,010,000	\$2,240,000	\$380,000
Market Value per SqFt	\$49.80	\$51.00	\$30.20
Distance from Cooperative in miles		1.85	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07670-0002	4-06258-0016	4-05295-0047
Address	223-02 65 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	188	54	16
Year Built	1949	1950	1928
Gross SqFt	147,700	44,100	12,580
Estimated Gross Income	\$1,957,025	\$596,412	\$115,233
Gross Income per SqFt	\$13.25	\$13.52	\$9.16
Full Market Value	\$7,360,000	\$2,240,000	\$380,000
Market Value per SqFt	\$49.80	\$51.00	\$30.20
Distance from Cooperative in miles		1.85	2.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0002	4-09719-0002	4-09834-0056
Address	73-50 BELL BOULEVARD	84-10 141 STREET	175-21 88 AVENUE
Neighborhood	OAKLAND GARDENS	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	583	291	110
Year Built	1952	1958	1963
Gross SqFt	486,792	357,885	100,947
Estimated Gross Income	\$5,695,466	\$3,893,904	\$1,178,683
Gross Income per SqFt	\$11.70	\$10.88	\$11.68
Full Market Value	\$20,100,000	\$13,700,000	\$4,150,000
Market Value per SqFt	\$41.30	\$38.00	\$41.10
Distance from Cooperative in miles		3.50	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0150	4-09719-0002	4-09834-0056
Address	210-11 75 AVENUE	84-10 141 STREET	175-21 88 AVENUE
Neighborhood	OAKLAND GARDENS	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	291	110
Year Built	1952	1958	1963
Gross SqFt	243,396	357,885	100,947
Estimated Gross Income	\$2,799,054	\$3,893,904	\$1,178,683
Gross Income per SqFt	\$11.50	\$10.88	\$11.68
Full Market Value	\$9,870,000	\$13,700,000	\$4,150,000
Market Value per SqFt	\$40.60	\$38.00	\$41.10
Distance from Cooperative in miles		3.50	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07738-0001	4-09719-0002	4-09834-0056
Address	73-11 BELL BOULEVARD	84-10 141 STREET	175-21 88 AVENUE
Neighborhood	OAKLAND GARDENS	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	291	110
Year Built	1952	1958	1963
Gross SqFt	162,264	357,885	100,947
Estimated Gross Income	\$1,825,470	\$3,893,904	\$1,178,683
Gross Income per SqFt	\$11.25	\$10.88	\$11.68
Full Market Value	\$6,430,000	\$13,700,000	\$4,150,000
Market Value per SqFt	\$39.60	\$38.00	\$41.10
Distance from Cooperative in miles		3.70	2.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07739-0003	4-06258-0016	4-05295-0047
Address	73-69 217 STREET	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	194	54	16
Year Built	1952	1950	1928
Gross SqFt	152,364	44,100	12,580
Estimated Gross Income	\$1,904,550	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$7,160,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.90	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07742-0003	4-06258-0016	4-05295-0047
Address	73-36 SPRINGFIELD BOULEVA	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	276	54	16
Year Built	1952	1950	1928
Gross SqFt	221,621	44,100	12,580
Estimated Gross Income	\$2,770,262	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$10,400,000	\$2,240,000	\$380,000
Market Value per SqFt	\$46.90	\$51.00	\$30.20
Distance from Cooperative in miles		2.00	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0400	4-06712-0001	4-09711-0056
Address	75-05 210 STREET	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	186	132
Year Built	1965	1966	1951
Gross SqFt	243,396	219,516	103,629
Estimated Gross Income	\$3,407,544	\$2,596,037	\$1,459,674
Gross Income per SqFt	\$14.00	\$11.83	\$14.09
Full Market Value	\$13,500,000	\$9,150,000	\$5,790,000
Market Value per SqFt	\$55.00	\$42.00	\$56.00
Distance from Cooperative in miles		3.05	3.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0500	4-09719-0002	4-09834-0056
Address	213-06 75 AVENUE	84-10 141 STREET	175-21 88 AVENUE
Neighborhood	OAKLAND GARDENS	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	567	291	110
Year Built	1965	1958	1963
Gross SqFt	644,836	357,885	100,947
Estimated Gross Income	\$9,027,704	\$3,893,904	\$1,178,683
Gross Income per SqFt	\$14.00	\$10.88	\$11.68
Full Market Value	\$35,800,000	\$13,700,000	\$4,150,000
Market Value per SqFt	\$56.00	\$38.00	\$41.10
Distance from Cooperative in miles		3.50	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07754-0003	4-06258-0016	4-05295-0047
Address	217-02 75 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	296	54	16
Year Built	1952	1950	1928
Gross SqFt	235,472	44,100	12,580
Estimated Gross Income	\$2,943,400	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$11,100,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.10	\$51.00	\$30.20
Distance from Cooperative in miles		2.15	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07755-0003	4-06258-0016	4-05295-0047
Address	219-02 74 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	126	54	16
Year Built	1952	1950	1928
Gross SqFt	124,662	44,100	12,580
Estimated Gross Income	\$1,558,275	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$5,860,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.00	2.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07761-0060	4-05015-0006	4-05024-0080
Address	216-10 77 AVENUE	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	OAKLAND GARDENS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	37	158
Year Built	1952	1963	1962
Gross SqFt	43,140	26,522	121,901
Estimated Gross Income	\$560,820	\$413,000	\$1,576,250
Gross Income per SqFt	\$13.00	\$15.57	\$12.93
Full Market Value	\$2,110,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$48.90	\$63.00	\$48.60
Distance from Cooperative in miles		3.95	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07840-0002	4-06258-0016	4-05295-0047
Address	224-01 SPRINGFIELD BOULEV	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	120	54	16
Year Built	1950	1950	1928
Gross SqFt	100,886	44,100	12,580
Estimated Gross Income	\$1,261,075	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$4,740,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.40	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07842-0033	4-06258-0016	4-05295-0047
Address	224-06 SPRINGFIELD BOULEV	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	120	54	16
Year Built	1950	1950	1928
Gross SqFt	102,144	44,100	12,580
Estimated Gross Income	\$1,276,800	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$4,800,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.45	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07844-0002	4-06258-0016	4-05295-0047
Address	78-14 CLOVERDALE BOULEVAR	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	198	54	16
Year Built	1950	1950	1928
Gross SqFt	157,223	44,100	12,580
Estimated Gross Income	\$1,965,287	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$7,390,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.55	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07847-0001	4-06258-0016	4-05295-0047
Address	229-01 GRAND CENTRAL PARK	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	54	16
Year Built	1950	1950	1928
Gross SqFt	55,374	44,100	12,580
Estimated Gross Income	\$692,175	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$2,600,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.60	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07848-0001	4-06258-0016	4-05295-0047
Address	230-07 GRAND CENTRAL PARK	42-18 201 STREET	36-03 168 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	54	16
Year Built	1950	1950	1928
Gross SqFt	36,650	44,100	12,580
Estimated Gross Income	\$458,125	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$1,720,000	\$2,240,000	\$380,000
Market Value per SqFt	\$46.90	\$51.00	\$30.20
Distance from Cooperative in miles		2.65	3.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0002	4-09858-0014	4-09834-0056
Address	80-35 SPRINGFIELD BOULEVA	164-10 84 AVENUE	175-21 88 AVENUE
Neighborhood	HOLLIS HILLS	JAMAICA HILLS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	76	110
Year Built	1956	1962	1963
Gross SqFt	107,076	55,626	100,947
Estimated Gross Income	\$1,252,789	\$580,256	\$1,178,683
Gross Income per SqFt	\$11.70	\$10.43	\$11.68
Full Market Value	\$4,420,000	\$1,960,000	\$4,150,000
Market Value per SqFt	\$41.30	\$35.00	\$41.10
Distance from Cooperative in miles		3.25	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0050	4-09858-0014	4-09834-0056
Address	226-26 UNION TURNPIKE	164-10 84 AVENUE	175-21 88 AVENUE
Neighborhood	HOLLIS HILLS	JAMAICA HILLS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	76	110
Year Built	1956	1962	1963
Gross SqFt	214,152	55,626	100,947
Estimated Gross Income	\$2,505,578	\$580,256	\$1,178,683
Gross Income per SqFt	\$11.70	\$10.43	\$11.68
Full Market Value	\$8,830,000	\$1,960,000	\$4,150,000
Market Value per SqFt	\$41.20	\$35.00	\$41.10
Distance from Cooperative in miles		3.25	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07914-0002	4-06077-0007	4-05295-0047
Address	221-22 MANOR ROAD	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	QUEENS VILLAGE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	350	50	16
Year Built	1951	1931	1928
Gross SqFt	489,600	40,800	12,580
Estimated Gross Income	\$5,948,640	\$393,110	\$115,233
Gross Income per SqFt	\$12.15	\$9.64	\$9.16
Full Market Value	\$21,000,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.90	\$33.00	\$30.20
Distance from Cooperative in miles		3.25	3.45

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07929-0002	4-06077-0007	4-05295-0047
Address	224-01 HILLSIDE AVENUE	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	QUEENS VILLAGE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	200	50	16
Year Built	1951	1931	1928
Gross SqFt	257,000	40,800	12,580
Estimated Gross Income	\$3,084,000	\$393,110	\$115,233
Gross Income per SqFt	\$12.00	\$9.64	\$9.16
Full Market Value	\$10,900,000	\$1,330,000	\$380,000
Market Value per SqFt	\$42.40	\$33.00	\$30.20
Distance from Cooperative in miles		3.35	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07943-0200	4-05964-0001	4-05423-0030
Address	227-01 HILLSIDE AVENUE	28-16 FRANCIS LEWIS BOULE	43-19 165 STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	168	24	16
Year Built	1951	1950	1927
Gross SqFt	128,000	14,379	13,281
Estimated Gross Income	\$1,728,000	\$235,796	\$173,742
Gross Income per SqFt	\$13.50	\$16.40	\$13.08
Full Market Value	\$6,500,000	\$959,000	\$653,000
Market Value per SqFt	\$51.00	\$67.00	\$49.20
Distance from Cooperative in miles		3.95	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07945-0025	4-06077-0007	4-05295-0047
Address	224-10 HILLSIDE AVENUE	34-06 JORDAN STREET	36-03 168 STREET
Neighborhood	QUEENS VILLAGE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	132	50	16
Year Built	1951	1931	1928
Gross SqFt	140,000	40,800	12,580
Estimated Gross Income	\$1,645,000	\$393,110	\$115,233
Gross Income per SqFt	\$11.75	\$9.64	\$9.16
Full Market Value	\$5,800,000	\$1,330,000	\$380,000
Market Value per SqFt	\$41.40	\$33.00	\$30.20
Distance from Cooperative in miles		3.45	3.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07968-0031	4-05042-0066	4-09834-0056
Address	222-89 BRADDOCK AVENUE	133-21 SANFORD AVENUE	175-21 88 AVENUE
Neighborhood	QUEENS VILLAGE	FLUSHING-NORTH	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	88	110
Year Built	1964	1963	1963
Gross SqFt	39,700	68,257	100,947
Estimated Gross Income	\$524,040	\$886,397	\$1,178,683
Gross Income per SqFt	\$13.20	\$12.99	\$11.68
Full Market Value	\$1,970,000	\$3,330,000	\$4,150,000
Market Value per SqFt	\$49.60	\$49.00	\$41.10
Distance from Cooperative in miles		5.30	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08059-0001	4-06258-0016	4-05295-0047
Address	38-30 WEST DRIVE	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	54	16
Year Built	1930	1950	1928
Gross SqFt	35,000	44,100	12,580
Estimated Gross Income	\$446,250	\$596,412	\$115,233
Gross Income per SqFt	\$12.75	\$13.52	\$9.16
Full Market Value	\$1,680,000	\$2,240,000	\$380,000
Market Value per SqFt	\$48.00	\$51.00	\$30.20
Distance from Cooperative in miles		1.85	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08092-0028	4-05015-0006	4-05024-0080
Address	44-20 DOUGLASTON PARKWAY	37-15 PARSONS BOULEVARD	144-25 ROOSEVELT AVENUE
Neighborhood	DOUGLASTON	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	37	158
Year Built	1963	1963	1962
Gross SqFt	29,388	26,522	121,901
Estimated Gross Income	\$449,636	\$413,000	\$1,576,250
Gross Income per SqFt	\$15.30	\$15.57	\$12.93
Full Market Value	\$1,830,000	\$1,680,000	\$5,930,000
Market Value per SqFt	\$62.00	\$63.00	\$48.60
Distance from Cooperative in miles		3.90	3.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08100-0002	4-05042-0066	4-09834-0056
Address	42-30 DOUGLASTON PARKWAY	133-21 SANFORD AVENUE	175-21 88 AVENUE
Neighborhood	DOUGLASTON	FLUSHING-NORTH	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	88	110
Year Built	1964	1963	1963
Gross SqFt	101,535	68,257	100,947
Estimated Gross Income	\$1,340,262	\$886,397	\$1,178,683
Gross Income per SqFt	\$13.20	\$12.99	\$11.68
Full Market Value	\$5,040,000	\$3,330,000	\$4,150,000
Market Value per SqFt	\$49.60	\$49.00	\$41.10
Distance from Cooperative in miles		4.40	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08107-0024	4-05042-0066	4-09834-0056
Address	43-25 DOUGLASTON PARKWAY	133-21 SANFORD AVENUE	175-21 88 AVENUE
Neighborhood	DOUGLASTON	FLUSHING-NORTH	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	88	110
Year Built	1961	1963	1963
Gross SqFt	61,578	68,257	100,947
Estimated Gross Income	\$723,541	\$886,397	\$1,178,683
Gross Income per SqFt	\$11.75	\$12.99	\$11.68
Full Market Value	\$2,550,000	\$3,330,000	\$4,150,000
Market Value per SqFt	\$41.40	\$49.00	\$41.10
Distance from Cooperative in miles		4.50	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08178-0008	4-05042-0066	4-09834-0056
Address	241-20 NORTHERN BOULEVARD	133-21 SANFORD AVENUE	175-21 88 AVENUE
Neighborhood	DOUGLASTON	FLUSHING-NORTH	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	88	110
Year Built	1964	1963	1963
Gross SqFt	113,332	68,257	100,947
Estimated Gross Income	\$1,331,651	\$886,397	\$1,178,683
Gross Income per SqFt	\$11.75	\$12.99	\$11.68
Full Market Value	\$4,690,000	\$3,330,000	\$4,150,000
Market Value per SqFt	\$41.40	\$49.00	\$41.10
Distance from Cooperative in miles		4.55	4.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08256-0108	4-09858-0014	4-09834-0056
Address	54-40 LITTLE NECK PARKWAY	164-10 84 AVENUE	175-21 88 AVENUE
Neighborhood	LITTLE NECK	JAMAICA HILLS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	76	110
Year Built	1962	1962	1963
Gross SqFt	221,425	55,626	100,947
Estimated Gross Income	\$3,432,087	\$580,256	\$1,178,683
Gross Income per SqFt	\$15.50	\$10.43	\$11.68
Full Market Value	\$14,000,000	\$1,960,000	\$4,150,000
Market Value per SqFt	\$63.00	\$35.00	\$41.10
Distance from Cooperative in miles		5.30	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08263-0147	4-09858-0014	4-09834-0056
Address	47-27 LITTLE NECK PARKWAY	164-10 84 AVENUE	175-21 88 AVENUE
Neighborhood	LITTLE NECK	JAMAICA HILLS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	76	110
Year Built	1961	1962	1963
Gross SqFt	47,040	55,626	100,947
Estimated Gross Income	\$550,368	\$580,256	\$1,178,683
Gross Income per SqFt	\$11.70	\$10.43	\$11.68
Full Market Value	\$1,940,000	\$1,960,000	\$4,150,000
Market Value per SqFt	\$41.20	\$35.00	\$41.10
Distance from Cooperative in miles		5.20	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0002	4-06258-0016	4-05295-0047
Address	242-06 HOR HARDING EXPWY	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLSTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	168	54	16
Year Built	1953	1950	1928
Gross SqFt	149,406	44,100	12,580
Estimated Gross Income	\$1,904,926	\$596,412	\$115,233
Gross Income per SqFt	\$12.75	\$13.52	\$9.16
Full Market Value	\$7,160,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.90	\$51.00	\$30.20
Distance from Cooperative in miles		2.40	3.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0010	4-06258-0016	4-05295-0047
Address	244-24 57 DRIVE	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	120	54	16
Year Built	1953	1950	1928
Gross SqFt	109,562	44,100	12,580
Estimated Gross Income	\$1,396,915	\$596,412	\$115,233
Gross Income per SqFt	\$12.75	\$13.52	\$9.16
Full Market Value	\$5,250,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.90	\$51.00	\$30.20
Distance from Cooperative in miles		2.55	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0020	4-05964-0001	4-05423-0030
Address	244-08 HOR HARDING EXPWY	28-16 FRANCIS LEWIS BOULE	43-19 165 STREET
Neighborhood	DOUGLASTON	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	188	24	16
Year Built	1952	1950	1927
Gross SqFt	167,032	14,379	13,281
Estimated Gross Income	\$2,254,932	\$235,796	\$173,742
Gross Income per SqFt	\$13.50	\$16.40	\$13.08
Full Market Value	\$8,480,000	\$959,000	\$653,000
Market Value per SqFt	\$51.00	\$67.00	\$49.20
Distance from Cooperative in miles		3.15	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0030	4-06258-0016	4-05295-0047
Address	246-11 57 DRIVE	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	116	54	16
Year Built	1953	1950	1928
Gross SqFt	103,032	44,100	12,580
Estimated Gross Income	\$1,287,900	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$4,840,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.55	3.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08305-0010	4-06258-0016	4-05295-0047
Address	245-01 62 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	100	54	16
Year Built	1953	1950	1928
Gross SqFt	90,518	44,100	12,580
Estimated Gross Income	\$1,131,475	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$4,250,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.75	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08306-0004	4-06258-0016	4-05295-0047
Address	245-50 62 AVENUE	42-18 201 STREET	36-03 168 STREET
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	124	54	16
Year Built	1953	1950	1928
Gross SqFt	115,226	44,100	12,580
Estimated Gross Income	\$1,440,325	\$596,412	\$115,233
Gross Income per SqFt	\$12.50	\$13.52	\$9.16
Full Market Value	\$5,410,000	\$2,240,000	\$380,000
Market Value per SqFt	\$47.00	\$51.00	\$30.20
Distance from Cooperative in miles		2.70	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08337-0001	4-05295-0047	4-06691-0011
Address	57-01 MARATHON PARKWAY	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	180	16	42
Year Built	1952	1928	1950
Gross SqFt	159,428	12,580	30,981
Estimated Gross Income	\$1,913,136	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$6,740,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		3.55	5.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08349-0036	4-05295-0047	4-06691-0011
Address	249-57 60 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	180	16	42
Year Built	1953	1928	1950
Gross SqFt	161,012	12,580	30,981
Estimated Gross Income	\$1,932,144	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$6,810,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		3.70	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08353-0001	4-05295-0047	4-06691-0011
Address	60-33 251 STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	168	16	42
Year Built	1952	1928	1950
Gross SqFt	152,286	12,580	30,981
Estimated Gross Income	\$1,827,432	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$6,440,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		3.60	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08358-0001	4-05295-0047	4-06691-0011
Address	253-01 61 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	288	16	42
Year Built	1952	1928	1950
Gross SqFt	261,992	12,580	30,981
Estimated Gross Income	\$3,143,904	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$11,100,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.40	\$30.00	\$40.70
Distance from Cooperative in miles		3.75	5.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08359-0006	4-05295-0047	4-06691-0011
Address	60-02 LITTLE NECK PARKWAY	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	80	16	42
Year Built	1952	1928	1950
Gross SqFt	70,124	12,580	30,981
Estimated Gross Income	\$841,488	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$2,970,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.40	\$30.00	\$40.70
Distance from Cooperative in miles		3.90	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08363-0001	4-05295-0047	4-06691-0011
Address	251-02 61 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	216	16	42
Year Built	1952	1928	1950
Gross SqFt	189,016	12,580	30,981
Estimated Gross Income	\$2,268,192	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$8,000,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		3.80	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08367-0002	4-05295-0047	4-06691-0011
Address	255-02 61 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	92	16	42
Year Built	1952	1928	1950
Gross SqFt	82,852	12,580	30,981
Estimated Gross Income	\$994,224	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$3,500,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.20	\$30.00	\$40.70
Distance from Cooperative in miles		3.90	5.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08373-0002	4-05295-0047	4-06691-0011
Address	249-09 63 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	108	16	42
Year Built	1952	1928	1950
Gross SqFt	96,244	12,580	30,981
Estimated Gross Income	\$1,154,928	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$4,070,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		3.70	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08374-0056	4-05295-0047	4-06691-0011
Address	252-56 63 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	84	16	42
Year Built	1952	1928	1950
Gross SqFt	74,580	12,580	30,981
Estimated Gross Income	\$894,960	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$3,150,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.20	\$30.00	\$40.70
Distance from Cooperative in miles		3.80	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0096	4-05295-0047	4-06825-0040
Address	70-33 260 STREET	36-03 168 STREET	158-45 76 ROAD
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	128	16	20
Year Built	1949	1928	1952
Gross SqFt	99,360	12,580	15,528
Estimated Gross Income	\$1,222,128	\$115,233	\$196,864
Gross Income per SqFt	\$12.30	\$9.16	\$12.68
Full Market Value	\$4,590,000	\$380,000	\$740,000
Market Value per SqFt	\$46.20	\$30.00	\$47.70
Distance from Cooperative in miles		4.00	4.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0350	4-05295-0047	4-06691-0011
Address	251-38 71 ROAD	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	144	16	42
Year Built	1952	1928	1950
Gross SqFt	121,968	12,580	30,981
Estimated Gross Income	\$1,463,616	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,160,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.05	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0675	4-05101-0001	4-06691-0011
Address	251-38 71 AVENUE	42-15 MAPLE AVENUE	79-04 149 STREET
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C9-WALK-UP
Total Units	256	61	42
Year Built	1952	1926	1950
Gross SqFt	217,014	45,759	30,981
Estimated Gross Income	\$2,712,675	\$752,798	\$356,641
Gross Income per SqFt	\$12.50	\$16.45	\$11.51
Full Market Value	\$10,200,000	\$3,060,000	\$1,260,000
Market Value per SqFt	\$47.00	\$67.00	\$40.70
Distance from Cooperative in miles		5.70	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08440-0001	4-05295-0047	4-06691-0011
Address	73-43 LITTLE NECK PARKWAY	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	144	16	42
Year Built	1948	1928	1950
Gross SqFt	112,736	12,580	30,981
Estimated Gross Income	\$1,352,832	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$4,770,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.25	5.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,742,928	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$6,140,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.30	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08442-0001	4-05295-0047	4-06691-0011
Address	70-43 LITTLE NECK PARKWAY	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	228	16	42
Year Built	1948	1928	1950
Gross SqFt	178,384	12,580	30,981
Estimated Gross Income	\$2,140,608	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$7,550,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.15	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08443-0001	4-05295-0047	4-06691-0011
Address	260-01 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	104	16	42
Year Built	1949	1928	1950
Gross SqFt	72,464	12,580	30,981
Estimated Gross Income	\$923,916	\$115,233	\$356,641
Gross Income per SqFt	\$12.75	\$9.16	\$11.51
Full Market Value	\$3,470,000	\$380,000	\$1,260,000
Market Value per SqFt	\$47.90	\$30.00	\$40.70
Distance from Cooperative in miles		4.00	5.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08446-0001	4-05295-0047	4-06691-0011
Address	73-43 260 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	192	16	42
Year Built	1948	1928	1950
Gross SqFt	145,656	12,580	30,981
Estimated Gross Income	\$1,747,872	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$6,160,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.35	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08447-0001	4-05295-0047	4-06691-0011
Address	71-33 260 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	248	16	42
Year Built	1948	1928	1950
Gross SqFt	174,680	12,580	30,981
Estimated Gross Income	\$2,096,160	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$7,390,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.25	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08448-0001	4-05295-0047	4-06691-0011
Address	70-07 261 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	120	16	42
Year Built	1948	1928	1950
Gross SqFt	84,160	12,580	30,981
Estimated Gross Income	\$1,009,920	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$3,560,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.25	5.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08449-0001	4-05295-0047	4-06691-0011
Address	264-15 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	88	16	42
Year Built	1949	1928	1950
Gross SqFt	61,480	12,580	30,981
Estimated Gross Income	\$737,760	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$2,600,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.40	5.80

	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	\$1,514,880	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,340,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.45	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08489-0001	4-04977-0021	
Address	269 GRAND CENTRAL PARKWAY	137-02 NORTHERN BOULEVARD	
Neighborhood	GLEN OAKS	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	1,866	71	
Year Built	1972	2000	
Gross SqFt	3,750,565	67,324	
Estimated Gross Income	\$72,760,961	\$1,241,455	
Gross Income per SqFt	\$19.40	\$18.44	
Full Market Value	\$325,000,000	\$5,050,000	
Market Value per SqFt	\$87.00	\$75.00	
Distance from Cooperative in miles		6.10	

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08490-0002	4-05295-0047	4-06691-0011
Address	245-24 76 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	168	16	42
Year Built	1948	1928	1950
Gross SqFt	123,120	12,580	30,981
Estimated Gross Income	\$1,477,440	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,210,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.05	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08492-0002	4-05295-0047	4-06691-0011
Address	76-03 COMMONWEALTH BOULEV	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	168	16	42
Year Built	1947	1928	1950
Gross SqFt	120,336	12,580	30,981
Estimated Gross Income	\$1,444,032	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,090,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.05	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08496-0002	4-05295-0047	4-06691-0011
Address	76-04 249 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	112	16	42
Year Built	1948	1928	1950
Gross SqFt	82,320	12,580	30,981
Estimated Gross Income	\$987,840	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$3,480,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.15	5.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08510-0031	4-05295-0047	4-06691-0011
Address	75-20 255 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	96	16	42
Year Built	1948	1928	1950
Gross SqFt	73,112	12,580	30,981
Estimated Gross Income	\$877,344	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$3,090,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.40	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08511-0002	4-05295-0047	4-06691-0011
Address	254-02 74 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	144	16	42
Year Built	1948	1928	1950
Gross SqFt	112,112	12,580	30,981
Estimated Gross Income	\$1,345,344	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$4,740,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.35	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08513-0020	4-05295-0047	4-06691-0011
Address	75-05 255 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	40	16	42
Year Built	1962	1928	1950
Gross SqFt	30,828	12,580	30,981
Estimated Gross Income	\$369,936	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$1,300,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.20	\$30.00	\$40.70
Distance from Cooperative in miles		4.50	5.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08515-0002	4-05295-0047	4-06691-0011
Address	74-02 260 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	176	16	42
Year Built	1948	1928	1950
Gross SqFt	137,476	12,580	30,981
Estimated Gross Income	\$1,649,712	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,820,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.40	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08517-0002	4-05295-0047	4-06691-0011
Address	74-02 263 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	180	16	42
Year Built	1948	1928	1950
Gross SqFt	139,272	12,580	30,981
Estimated Gross Income	\$1,671,264	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,890,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		4.45	5.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08535-0002	4-05295-0047	4-06691-0011
Address	75-44 263 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	200	16	42
Year Built	1948	1928	1950
Gross SqFt	154,232	12,580	30,981
Estimated Gross Income	\$1,966,458	\$115,233	\$356,641
Gross Income per SqFt	\$12.75	\$9.16	\$11.51
Full Market Value	\$7,390,000	\$380,000	\$1,260,000
Market Value per SqFt	\$47.90	\$30.00	\$40.70
Distance from Cooperative in miles		4.60	5.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08743-0102	4-05295-0047	4-06691-0011
Address	81-82 LANGDALE STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	FLORAL PARK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	152	16	42
Year Built	1950	1928	1950
Gross SqFt	118,980	12,580	30,981
Estimated Gross Income	\$1,427,760	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$5,030,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		5.20	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08745-0001	4-05295-0047	4-06691-0011
Address	81-69 LANGDALE STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	FLORAL PARK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	40	16	42
Year Built	1950	1928	1950
Gross SqFt	33,160	12,580	30,981
Estimated Gross Income	\$397,920	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$1,400,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.20	\$30.00	\$40.70
Distance from Cooperative in miles		5.20	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08762-0001	4-05295-0047	4-06691-0011
Address	268-18 82 AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	FLORAL PARK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	120	16	42
Year Built	1950	1928	1950
Gross SqFt	94,685	12,580	30,981
Estimated Gross Income	\$1,136,220	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$4,010,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.40	\$30.00	\$40.70
Distance from Cooperative in miles		5.20	6.10

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08764-0001	4-05295-0047	4-06691-0011
Address	81-16 LANGDALE STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	FLORAL PARK	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	48	16	42
Year Built	1950	1928	1950
Gross SqFt	39,245	12,580	30,981
Estimated Gross Income	\$470,940	\$115,233	\$356,641
Gross Income per SqFt	\$12.00	\$9.16	\$11.51
Full Market Value	\$1,660,000	\$380,000	\$1,260,000
Market Value per SqFt	\$42.30	\$30.00	\$40.70
Distance from Cooperative in miles		5.30	6.20

	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	\$709,632	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$2,500,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
Distance from Cooperative in miles		2.50	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09186-0049	4-09677-0167	4-10461-0057
Address	86-03 102 STREET	147-28 148 STREET	88-73 193 STREET
Neighborhood	RICHMOND HILL	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	54	62
Year Built	1927	1928	1939
Gross SqFt	69,000	61,000	53,200
Estimated Gross Income	\$759,000	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$2,680,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
Distance from Cooperative in miles		2.00	4.25

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$620,400	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$2,190,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
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	\$732,600	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$2,580,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.70	\$39.00	\$38.70
Distance from Cooperative in miles		1.50	3.70

	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	\$611,600	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$2,160,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
Distance from Cooperative in miles		1.50	3.70

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09231-0063	4-09677-0167	4-10461-0057
Address	83-55 LEFFERTS BOULEVARD	147-28 148 STREET	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	54	62
Year Built	1922	1928	1939
Gross SqFt	32,000	61,000	53,200
Estimated Gross Income	\$352,000	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$1,240,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
Distance from Cooperative in miles		1.25	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09234-0044	4-09663-0020	4-09260-0011
Address	84-25 118 STREET	81-10 135 STREET	85-18 118 STREET
Neighborhood	KEW GARDENS	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	138	48
Year Built	1961	1949	1959
Gross SqFt	40,454	102,500	37,772
Estimated Gross Income	\$566,356	\$1,576,450	\$528,827
Gross Income per SqFt	\$14.00	\$15.38	\$14.00
Full Market Value	\$2,250,000	\$6,410,000	\$2,100,000
Market Value per SqFt	\$56.00	\$63.00	\$56.00
Distance from Cooperative in miles		0.95	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09246-0305	4-09677-0167	4-10461-0057
Address	124-16 84 ROAD	147-28 148 STREET	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	54	62
Year Built	1938	1928	1939
Gross SqFt	82,767	61,000	53,200
Estimated Gross Income	\$910,437	\$677,927	\$584,966
Gross Income per SqFt	\$11.00	\$11.11	\$11.00
Full Market Value	\$3,210,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$38.80	\$39.00	\$38.70
Distance from Cooperative in miles		1.10	3.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09249-0040	4-09677-0167	4-10461-0057
Address	84-70 129 STREET	147-28 148 STREET	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	54	62
Year Built	1969	1928	1939
Gross SqFt	107,250	61,000	53,200
Estimated Gross Income	\$1,501,500	\$677,927	\$584,966
Gross Income per SqFt	\$14.00	\$11.11	\$11.00
Full Market Value	\$5,950,000	\$2,390,000	\$2,060,000
Market Value per SqFt	\$55.00	\$39.00	\$38.70
Distance from Cooperative in miles		0.90	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09265-0001	4-10461-0057	4-09677-0167
Address	85-11 LEFFERTS BOULEVARD	88-73 193 STREET	147-28 148 STREET
Neighborhood	KEW GARDENS	HOLLIS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	62	54
Year Built	1928	1939	1928
Gross SqFt	43,284	53,200	61,000
Estimated Gross Income	\$476,124	\$584,966	\$677,927
Gross Income per SqFt	\$11.00	\$11.00	\$11.11
Full Market Value	\$1,680,000	\$2,060,000	\$2,390,000
Market Value per SqFt	\$38.80	\$39.00	\$39.20
Distance from Cooperative in miles		3.45	1.25

	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	\$691,684	\$528,827	\$1,576,450
Gross Income per SqFt	\$14.00	\$14.00	\$15.38
Full Market Value	\$2,740,000	\$2,100,000	\$6,410,000
Market Value per SqFt	\$55.00	\$56.00	\$63.00
Distance from Cooperative in miles		0.15	0.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$291,696	\$978,460	\$1,348,350
Gross Income per SqFt	\$11.80	\$14.10	\$11.75
Full Market Value	\$1,030,000	\$3,880,000	\$4,750,000
Market Value per SqFt	\$41.70	\$56.00	\$41.40
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	\$1,139,544	\$1,459,674	\$1,454,335
Gross Income per SqFt	\$14.70	\$14.09	\$14.01
Full Market Value	\$4,520,000	\$5,790,000	\$5,770,000
Market Value per SqFt	\$58.00	\$56.00	\$56.00
Distance from Cooperative in miles		0.45	0.55

	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	\$1,633,000	\$1,454,335	\$1,459,674
Gross Income per SqFt	\$14.20	\$14.01	\$14.09
Full Market Value	\$6,470,000	\$5,770,000	\$5,790,000
Market Value per SqFt	\$56.00	\$56.00	\$56.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09648-0024	4-09666-0040	4-09716-0185
Address	84-31 VAN WYCK EXPRESSWAY	135-30 82 DRIVE	142-25 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	84	58
Year Built	1954	1952	1959
Gross SqFt	80,052	69,384	39,000
Estimated Gross Income	\$1,192,774	\$978,460	\$582,689
Gross Income per SqFt	\$14.90	\$14.10	\$14.94
Full Market Value	\$4,730,000	\$3,880,000	\$2,310,000
Market Value per SqFt	\$59.00	\$56.00	\$59.00
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09660-0015	4-09716-0185	4-09666-0040
Address	82-35 134 STREET	142-25 PERSHING CRESCENT	135-30 82 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	58	84
Year Built	1951	1959	1952
Gross SqFt	62,256	39,000	69,384
Estimated Gross Income	\$927,614	\$582,689	\$978,460
Gross Income per SqFt	\$14.90	\$14.94	\$14.10
Full Market Value	\$3,680,000	\$2,310,000	\$3,880,000
Market Value per SqFt	\$59.00	\$59.00	\$56.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09665-0001	4-03321-0061	4-03322-0040
Address	83-20 141 STREET	83-31 116 STREET	83-57 118 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	256	180	186
Year Built	1955	1950	1940
Gross SqFt	253,180	140,196	212,202
Estimated Gross Income	\$3,468,566	\$1,915,664	\$2,549,644
Gross Income per SqFt	\$13.70	\$13.66	\$12.02
Full Market Value	\$13,700,000	\$7,590,000	\$8,990,000
Market Value per SqFt	\$54.00	\$54.00	\$42.40
Distance from Cooperative in miles		0.95	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09666-0001	4-03321-0061	4-03322-0040
Address	139-15 82 DRIVE	83-31 116 STREET	83-57 118 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	282	180	186
Year Built	1958	1950	1940
Gross SqFt	315,136	140,196	212,202
Estimated Gross Income	\$4,317,363	\$1,915,664	\$2,549,644
Gross Income per SqFt	\$13.70	\$13.66	\$12.02
Full Market Value	\$17,100,000	\$7,590,000	\$8,990,000
Market Value per SqFt	\$54.00	\$54.00	\$42.40
Distance from Cooperative in miles		0.90	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0020	4-10668-0001	4-10723-0001
Address	139-12 84 DRIVE	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	BRIARWOOD	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	32	66	90
Year Built	1935	1949	1950
Gross SqFt	17,673	47,776	67,700
Estimated Gross Income	\$215,610	\$590,700	\$831,438
Gross Income per SqFt	\$12.20	\$12.36	\$12.28
Full Market Value	\$811,000	\$2,220,000	\$3,130,000
Market Value per SqFt	\$45.90	\$47.00	\$46.20
Distance from Cooperative in miles		4.20	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0032	4-03321-0061	4-03322-0040
Address	139-21 85 DRIVE	83-31 116 STREET	83-57 118 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	180	186
Year Built	1959	1950	1940
Gross SqFt	122,640	140,196	212,202
Estimated Gross Income	\$1,680,168	\$1,915,664	\$2,549,644
Gross Income per SqFt	\$13.70	\$13.66	\$12.02
Full Market Value	\$6,660,000	\$7,590,000	\$8,990,000
Market Value per SqFt	\$54.00	\$54.00	\$42.40
Distance from Cooperative in miles		1.05	0.95

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0125	4-03321-0061	4-03322-0040
Address	139-05 85 DRIVE	83-31 116 STREET	83-57 118 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	180	186
Year Built	1951	1950	1940
Gross SqFt	36,942	140,196	212,202
Estimated Gross Income	\$435,915	\$1,915,664	\$2,549,644
Gross Income per SqFt	\$11.80	\$13.66	\$12.02
Full Market Value	\$1,540,000	\$7,590,000	\$8,990,000
Market Value per SqFt	\$41.70	\$54.00	\$42.40
Distance from Cooperative in miles		1.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09712-0169	4-09793-0033	4-09768-0012
Address	142-20 84 DRIVE	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	96	69
Year Built	1959	1961	1958
Gross SqFt	67,000	79,572	44,695
Estimated Gross Income	\$790,600	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$2,790,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.60	\$42.00	\$41.40
Distance from Cooperative in miles		1.00	0.85

	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	\$680,529	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$2,400,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.60	\$42.00	\$41.40
Distance from Cooperative in miles		1.05	0.90

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$720,390	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$2,540,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.60	\$42.00	\$41.40
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	\$457,722	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$1,610,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.50	\$42.00	\$41.40
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0018	4-09663-0002	4-03100-0014
Address	141-05 PERSHING CRESCENT	80-08 135 STREET	65-50 WETHEROLE STREET
Neighborhood	BRIARWOOD	BRIARWOOD	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	138	144
Year Built	1959	1949	1963
Gross SqFt	97,094	102,500	144,444
Estimated Gross Income	\$1,446,700	\$1,576,450	\$2,157,611
Gross Income per SqFt	\$14.90	\$15.38	\$14.94
Full Market Value	\$5,730,000	\$6,410,000	\$8,550,000
Market Value per SqFt	\$59.00	\$63.00	\$59.00
Distance from Cooperative in miles		0.40	2.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0075	4-09793-0033	4-09768-0012
Address	84-23 MANTON STREET	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	96	69
Year Built	1956	1961	1958
Gross SqFt	44,824	79,572	44,695
Estimated Gross Income	\$528,923	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$1,860,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.50	\$42.00	\$41.40
Distance from Cooperative in miles		1.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0138	4-09793-0033	4-09768-0012
Address	141-30 84 ROAD	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	96	69
Year Built	1957	1961	1958
Gross SqFt	46,942	79,572	44,695
Estimated Gross Income	\$553,915	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$1,950,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.50	\$42.00	\$41.40
Distance from Cooperative in miles		1.15	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0152	4-09793-0033	4-09768-0012
Address	141-60 84 ROAD	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	96	69
Year Built	1955	1961	1958
Gross SqFt	68,796	79,572	44,695
Estimated Gross Income	\$811,792	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$2,860,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.60	\$42.00	\$41.40
Distance from Cooperative in miles		1.15	1.00

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0102	4-10668-0001	4-10723-0001
Address	139-06 PERSHING CRESCENT	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	BRIARWOOD	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	30	66	90
Year Built	1940	1949	1950
Gross SqFt	24,750	47,776	67,700
Estimated Gross Income	\$303,682	\$590,700	\$831,438
Gross Income per SqFt	\$12.27	\$12.36	\$12.28
Full Market Value	\$1,140,000	\$2,220,000	\$3,130,000
Market Value per SqFt	\$46.10	\$47.00	\$46.20
Distance from Cooperative in miles		4.30	4.35

	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	\$747,648	\$939,317	\$524,031
Gross Income per SqFt	\$11.80	\$11.80	\$11.72
Full Market Value	\$2,640,000	\$3,310,000	\$1,850,000
Market Value per SqFt	\$41.70	\$42.00	\$41.40
Distance from Cooperative in miles		1.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0228	4-09649-0053	4-09236-0033
Address	140-21 84 DRIVE	85-02 MANTON STREET	120-07 85 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	80	57
Year Built	1953	1953	1962
Gross SqFt	146,508	92,000	46,692
Estimated Gross Income	\$1,596,937	\$1,006,738	\$510,651
Gross Income per SqFt	\$10.90	\$10.94	\$10.94
Full Market Value	\$5,630,000	\$3,550,000	\$1,800,000
Market Value per SqFt	\$38.40	\$39.00	\$38.60
Distance from Cooperative in miles		0.15	0.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09716-0102	4-09649-0053	4-09236-0033
Address	84-35 LANDER STREET	85-02 MANTON STREET	120-07 85 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	80	57
Year Built	1951	1953	1962
Gross SqFt	46,302	92,000	46,692
Estimated Gross Income	\$504,691	\$1,006,738	\$510,651
Gross Income per SqFt	\$10.90	\$10.94	\$10.94
Full Market Value	\$1,780,000	\$3,550,000	\$1,800,000
Market Value per SqFt	\$38.40	\$39.00	\$38.60
Distance from Cooperative in miles		0.35	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09718-0002	4-09236-0033	4-09649-0053
Address	84-01 MAIN STREET	120-07 85 AVENUE	85-02 MANTON STREET
Neighborhood	BRIARWOOD	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	57	80
Year Built	1956	1962	1953
Gross SqFt	174,240	46,692	92,000
Estimated Gross Income	\$1,899,216	\$510,651	\$1,006,738
Gross Income per SqFt	\$10.90	\$10.94	\$10.94
Full Market Value	\$6,690,000	\$1,800,000	\$3,550,000
Market Value per SqFt	\$38.40	\$39.00	\$38.60
Distance from Cooperative in miles		1.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-0108	4-09236-0033	4-09649-0053
Address	143-25 84 DRIVE	120-07 85 AVENUE	85-02 MANTON STREET
Neighborhood	BRIARWOOD	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	201	57	80
Year Built	1952	1962	1953
Gross SqFt	174,888	46,692	92,000
Estimated Gross Income	\$1,906,279	\$510,651	\$1,006,738
Gross Income per SqFt	\$10.90	\$10.94	\$10.94
Full Market Value	\$6,720,000	\$1,800,000	\$3,550,000
Market Value per SqFt	\$38.40	\$39.00	\$38.60
Distance from Cooperative in miles		1.10	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09738-0114	4-09649-0053	4-09236-0033
Address	143-50 HOOVER AVENUE	85-02 MANTON STREET	120-07 85 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	80	57
Year Built	1948	1953	1962
Gross SqFt	135,102	92,000	46,692
Estimated Gross Income	\$1,472,611	\$1,006,738	\$510,651
Gross Income per SqFt	\$10.90	\$10.94	\$10.94
Full Market Value	\$5,092,445	\$3,550,000	\$1,800,000
Market Value per SqFt	\$37.70	\$39.00	\$38.60
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09740-0142	4-09793-0033	4-09834-0056
Address	147-10 84 DRIVE	89-29 163 STREET	175-21 88 AVENUE
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	96	110
Year Built	1952	1961	1963
Gross SqFt	65,118	79,572	100,947
Estimated Gross Income	\$709,786	\$939,317	\$1,178,683
Gross Income per SqFt	\$10.90	\$11.80	\$11.68
Full Market Value	\$2,500,000	\$3,310,000	\$4,150,000
Market Value per SqFt	\$38.40	\$42.00	\$41.10
Distance from Cooperative in miles		0.85	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09755-0050	4-09834-0056	4-09793-0033
Address	155-01 90 AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	110	96
Year Built	1941	1963	1961
Gross SqFt	119,900	100,947	79,572
Estimated Gross Income	\$1,414,820	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$4,990,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.95	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0006	4-09793-0033	4-09834-0056
Address	89-15 PARSONS BOULEVARD	89-29 163 STREET	175-21 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	191	96	110
Year Built	1961	1961	1963
Gross SqFt	196,700	79,572	100,947
Estimated Gross Income	\$2,321,060	\$939,317	\$1,178,683
Gross Income per SqFt	\$11.80	\$11.80	\$11.68
Full Market Value	\$8,180,000	\$3,310,000	\$4,150,000
Market Value per SqFt	\$41.60	\$42.00	\$41.10
Distance from Cooperative in miles		0.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0021	4-09834-0056	4-09793-0033
Address	160-10 89 AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	110	96
Year Built	1961	1963	1961
Gross SqFt	165,200	100,947	79,572
Estimated Gross Income	\$1,949,360	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$6,870,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.85	0.20

	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	\$1,652,472	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$5,830,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,820,173	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$6,420,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
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	\$698,088	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,460,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09829-0048	4-09660-0030	4-09711-0056
Address	87-70 173 STREET	82-46 135 STREET	141-50 85 ROAD
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	126	132
Year Built	1962	1951	1951
Gross SqFt	66,580	103,842	103,629
Estimated Gross Income	\$785,644	\$1,454,335	\$1,459,674
Gross Income per SqFt	\$11.80	\$14.01	\$14.09
Full Market Value	\$2,770,000	\$5,770,000	\$5,790,000
Market Value per SqFt	\$41.60	\$56.00	\$56.00
Distance from Cooperative in miles		1.75	1.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09830-0035	4-09834-0056	4-09793-0033
Address	87-20 175 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	110	96
Year Built	1961	1963	1961
Gross SqFt	67,343	100,947	79,572
Estimated Gross Income	\$794,647	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,800,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09834-0041	4-09660-0030	4-09711-0056
Address	175-45 88 AVENUE	82-46 135 STREET	141-50 85 ROAD
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	126	132
Year Built	1963	1951	1951
Gross SqFt	108,024	103,842	103,629
Estimated Gross Income	\$1,274,683	\$1,454,335	\$1,459,674
Gross Income per SqFt	\$11.80	\$14.01	\$14.09
Full Market Value	\$4,490,000	\$5,770,000	\$5,790,000
Market Value per SqFt	\$41.60	\$56.00	\$56.00
Distance from Cooperative in miles		1.90	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09835-0003	4-09793-0033	4-09834-0056
Address	175-01 HILLSIDE AVENUE	89-29 163 STREET	175-21 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	345	96	110
Year Built	1969	1961	1963
Gross SqFt	341,305	79,572	100,947
Estimated Gross Income	\$4,027,399	\$939,317	\$1,178,683
Gross Income per SqFt	\$11.80	\$11.80	\$11.68
Full Market Value	\$14,200,000	\$3,310,000	\$4,150,000
Market Value per SqFt	\$41.60	\$42.00	\$41.10
Distance from Cooperative in miles		0.70	0.05

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09836-0022	4-09834-0056	4-09793-0033
Address	164-20 HIGHLAND AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	165	110	96
Year Built	1958	1963	1961
Gross SqFt	115,312	100,947	79,572
Estimated Gross Income	\$1,360,681	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$4,800,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.65	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0044	4-09834-0056	4-09793-0033
Address	87-15 165 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	110	96
Year Built	1958	1963	1961
Gross SqFt	54,991	100,947	79,572
Estimated Gross Income	\$648,893	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,290,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0080	4-09834-0056	4-09793-0033
Address	165-20 HIGHLAND AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	110	96
Year Built	1940	1963	1961
Gross SqFt	54,084	100,947	79,572
Estimated Gross Income	\$638,191	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,250,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.60	0.30

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09838-0089	4-09834-0056	4-09793-0033
Address	87-05 166 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	110	96
Year Built	1963	1963	1961
Gross SqFt	35,970	100,947	79,572
Estimated Gross Income	\$424,446	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$1,500,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.70	\$41.00	\$41.60
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09842-0076	4-10821-0070	4-10821-0060
Address	87-14 HOMELAWN STREET	91-50 195 STREET	91-32 195 STREET
Neighborhood	JAMAICA	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	84	96
Year Built	1927	1949	1950
Gross SqFt	22,260	74,361	69,312
Estimated Gross Income	\$244,860	\$851,856	\$774,905
Gross Income per SqFt	\$11.00	\$11.46	\$11.18
Full Market Value	\$863,000	\$3,000,000	\$2,730,000
Market Value per SqFt	\$38.80	\$40.00	\$39.40
Distance from Cooperative in miles		1.40	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09843-0019	4-09834-0056	4-09793-0033
Address	170-40 HIGHLAND AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	110	96
Year Built	1940	1963	1961
Gross SqFt	58,300	100,947	79,572
Estimated Gross Income	\$687,940	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,430,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.70	\$41.00	\$41.60
Distance from Cooperative in miles		0.30	0.50

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09845-0027	4-09834-0056	4-09793-0033
Address	172-70 HIGHLAND AVENUE	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	1958	1963	1961
Gross SqFt	115,312	100,947	79,572
Estimated Gross Income	\$1,360,681	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$4,800,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09859-0088	4-10821-0070	4-10821-0060
Address	84-49 168 STREET	91-50 195 STREET	91-32 195 STREET
Neighborhood	JAMAICA HILLS	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	84	96
Year Built	1939	1949	1950
Gross SqFt	133,175	74,361	69,312
Estimated Gross Income	\$1,464,925	\$851,856	\$774,905
Gross Income per SqFt	\$11.00	\$11.46	\$11.18
Full Market Value	\$5,160,000	\$3,000,000	\$2,730,000
Market Value per SqFt	\$38.70	\$40.00	\$39.40
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09860-0040	4-09793-0033	4-09834-0056
Address	84-50 169 STREET	89-29 163 STREET	175-21 88 AVENUE
Neighborhood	JAMAICA HILLS	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	96	110
Year Built	1955	1961	1963
Gross SqFt	93,000	79,572	100,947
Estimated Gross Income	\$1,097,400	\$939,317	\$1,178,683
Gross Income per SqFt	\$11.80	\$11.80	\$11.68
Full Market Value	\$3,870,000	\$3,310,000	\$4,150,000
Market Value per SqFt	\$41.60	\$42.00	\$41.10
Distance from Cooperative in miles		0.60	0.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09884-0043	4-09834-0056	4-09793-0033
Address	175-06 DEVONSHIRE ROAD	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	110	96
Year Built	1939	1963	1961
Gross SqFt	94,800	100,947	79,572
Estimated Gross Income	\$1,118,640	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$3,940,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09913-0059	4-10821-0001	4-10821-0060
Address	88-50 179 STREET	91-61 193 STREET	91-32 195 STREET
Neighborhood	HOLLIS	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	45	96
Year Built	1963	1959	1950
Gross SqFt	47,844	45,000	69,312
Estimated Gross Income	\$593,265	\$497,549	\$774,905
Gross Income per SqFt	\$12.40	\$11.06	\$11.18
Full Market Value	\$2,230,000	\$1,750,000	\$2,730,000
Market Value per SqFt	\$46.60	\$39.00	\$39.40
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09917-0013	4-10821-0001	4-10821-0060
Address	88-30 182 STREET	91-61 193 STREET	91-32 195 STREET
Neighborhood	HOLLIS	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	45	96
Year Built	1955	1959	1950
Gross SqFt	58,146	45,000	69,312
Estimated Gross Income	\$721,010	\$497,549	\$774,905
Gross Income per SqFt	\$12.40	\$11.06	\$11.18
Full Market Value	\$2,710,000	\$1,750,000	\$2,730,000
Market Value per SqFt	\$46.60	\$39.00	\$39.40
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09944-0001	4-09834-0056	4-09793-0033
Address	87-01 MIDLAND PARKWAY	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	110	96
Year Built	1960	1963	1961
Gross SqFt	34,200	100,947	79,572
Estimated Gross Income	\$403,560	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$1,420,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.50	\$41.00	\$41.60
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09951-0011	4-09834-0056	4-09793-0033
Address	182-25 WEXFORD TERRACE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	110	96
Year Built	1951	1963	1961
Gross SqFt	80,550	100,947	79,572
Estimated Gross Income	\$950,490	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$3,350,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.40	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09954-0049	4-09834-0056	4-09793-0033
Address	87-46 CHELSEA STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	110	96
Year Built	1963	1963	1961
Gross SqFt	58,350	100,947	79,572
Estimated Gross Income	\$688,530	\$1,178,683	\$939,317
Gross Income per SqFt	\$11.80	\$11.68	\$11.80
Full Market Value	\$2,430,000	\$4,150,000	\$3,310,000
Market Value per SqFt	\$41.60	\$41.00	\$41.60
Distance from Cooperative in miles		0.55	1.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10212-0033	4-10821-0060	4-10821-0001
Address	92-33 170 STREET	91-32 195 STREET	91-61 193 STREET
Neighborhood	JAMAICA	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	96	45
Year Built	1972	1950	1959
Gross SqFt	142,583	69,312	45,000
Estimated Gross Income	\$1,768,029	\$774,905	\$497,549
Gross Income per SqFt	\$12.40	\$11.18	\$11.06
Full Market Value	\$6,650,000	\$2,730,000	\$1,750,000
Market Value per SqFt	\$46.60	\$39.00	\$38.90
Distance from Cooperative in miles		1.20	1.20

	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	\$638,377	\$590,700	\$831,438
Gross Income per SqFt	\$12.20	\$12.36	\$12.28
Full Market Value	\$2,400,000	\$2,220,000	\$3,130,000
Market Value per SqFt	\$45.90	\$47.00	\$46.20
Distance from Cooperative in miles		3.15	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10264-0091	4-10668-0001	4-10723-0001
Address	171-01 110 AVENUE	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	56	66	90
Year Built	1951	1949	1950
Gross SqFt	47,800	47,776	67,700
Estimated Gross Income	\$583,160	\$590,700	\$831,438
Gross Income per SqFt	\$12.20	\$12.36	\$12.28
Full Market Value	\$2,190,000	\$2,220,000	\$3,130,000
Market Value per SqFt	\$45.80	\$47.00	\$46.20
Distance from Cooperative in miles		3.10	3.15

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,718,631	\$4,132,718	\$2,066,361
Gross Income per SqFt	\$14.30	\$14.25	\$14.25
Full Market Value	\$6,810,000	\$16,400,000	\$8,190,000
Market Value per SqFt	\$57.00	\$57.00	\$56.00
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	\$1,265,550	\$4,132,718	\$2,066,361
Gross Income per SqFt	\$14.30	\$14.25	\$14.25
Full Market Value	\$5,020,000	\$16,400,000	\$8,190,000
Market Value per SqFt	\$57.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0010	4-10821-0001	4-10821-0060
Address	87-40 FRANCIS LEWIS BOULE	91-61 193 STREET	91-32 195 STREET
Neighborhood	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	45	96
Year Built	1953	1959	1950
Gross SqFt	185,016	45,000	69,312
Estimated Gross Income	\$2,294,198	\$497,549	\$774,905
Gross Income per SqFt	\$12.40	\$11.06	\$11.18
Full Market Value	\$8,620,000	\$1,750,000	\$2,730,000
Market Value per SqFt	\$46.60	\$39.00	\$39.40
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0050	4-10821-0060	4-10821-0001
Address	204-15 FOOTHILL AVENUE	91-32 195 STREET	91-61 193 STREET
Neighborhood	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	96	45
Year Built	1953	1950	1959
Gross SqFt	185,016	69,312	45,000
Estimated Gross Income	\$2,294,198	\$774,905	\$497,549
Gross Income per SqFt	\$12.40	\$11.18	\$11.06
Full Market Value	\$8,620,000	\$2,730,000	\$1,750,000
Market Value per SqFt	\$46.60	\$39.00	\$38.90
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0010	4-10821-0001	4-10821-0060
Address	87-10 204 STREET	91-61 193 STREET	91-32 195 STREET
Neighborhood	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	45	96
Year Built	1954	1959	1950
Gross SqFt	277,524	45,000	69,312
Estimated Gross Income	\$3,441,297	\$497,549	\$774,905
Gross Income per SqFt	\$12.40	\$11.06	\$11.18
Full Market Value	\$12,900,000	\$1,750,000	\$2,730,000
Market Value per SqFt	\$46.50	\$39.00	\$39.40
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0070	4-10821-0001	4-10821-0060
Address	87-50 204 STREET	91-61 193 STREET	91-32 195 STREET
Neighborhood	HOLLISWOOD	HOLLIS	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	197	45	96
Year Built	1954	1959	1950
Gross SqFt	185,016	45,000	69,312
Estimated Gross Income	\$2,294,198	\$497,549	\$774,905
Gross Income per SqFt	\$12.40	\$11.06	\$11.18
Full Market Value	\$8,620,000	\$1,750,000	\$2,730,000
Market Value per SqFt	\$46.60	\$39.00	\$39.40
Distance from Cooperative in miles		0.75	0.75

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0001	4-10593-0002	4-10599-0100
Address	87-15 214 STREET	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	QUEENS VILLAGE	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	384	192
Year Built	1949	1951	1952
Gross SqFt	10,795	290,112	145,056
Estimated Gross Income	\$154,368	\$4,132,718	\$2,066,361
Gross Income per SqFt	\$14.30	\$14.25	\$14.25
Full Market Value	\$612,000	\$16,400,000	\$8,190,000
Market Value per SqFt	\$57.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.55	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0053	4-10599-0100	4-10593-0002
Address	214-47 HILLSIDE AVENUE	206-09 86 ROAD	86-09 GRAND CENTRL PARKWA
Neighborhood	QUEENS VILLAGE	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	192	384
Year Built	1949	1952	1951
Gross SqFt	19,300	145,056	290,112
Estimated Gross Income	\$275,990	\$2,066,361	\$4,132,718
Gross Income per SqFt	\$14.30	\$14.25	\$14.25
Full Market Value	\$1,090,000	\$8,190,000	\$16,400,000
Market Value per SqFt	\$56.00	\$56.00	\$57.00
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0065	4-10593-0002	4-10599-0100
Address	214-23 HILLSIDE AVENUE	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	QUEENS VILLAGE	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	384	192
Year Built	1949	1951	1952
Gross SqFt	19,300	290,112	145,056
Estimated Gross Income	\$275,990	\$4,132,718	\$2,066,361
Gross Income per SqFt	\$14.30	\$14.25	\$14.25
Full Market Value	\$1,090,000	\$16,400,000	\$8,190,000
Market Value per SqFt	\$56.00	\$57.00	\$56.00
Distance from Cooperative in miles		0.55	0.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11421-0013	4-12351-0011	4-12311-0050
Address	150 CROSS BAY BOULEVARD	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	131	40	46
Year Built	1957	1951	1972
Gross SqFt	120,700	28,116	31,365
Estimated Gross Income	\$1,426,674	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$5,030,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.70	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0015	4-12351-0011	4-12311-0050
Address	86-10 151 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	161	40	46
Year Built	1966	1951	1972
Gross SqFt	169,000	28,116	31,365
Estimated Gross Income	\$1,997,580	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$7,040,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.95	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0036	4-12351-0011	4-12311-0050
Address	151-20 88 STREET	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	151	40	46
Year Built	1963	1951	1972
Gross SqFt	169,000	28,116	31,365
Estimated Gross Income	\$1,997,580	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$7,040,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.95	3.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0007	4-12351-0011	4-12311-0050
Address	88-08 151 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	151	40	46
Year Built	1962	1951	1972
Gross SqFt	149,000	28,116	31,365
Estimated Gross Income	\$1,761,180	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,210,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.85	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0025	4-12351-0011	4-12311-0050
Address	89-35 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	150	40	46
Year Built	1962	1951	1972
Gross SqFt	152,100	28,116	31,365
Estimated Gross Income	\$1,797,822	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,340,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.85	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0050	4-12351-0011	4-12311-0050
Address	88-25 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	149	40	46
Year Built	1960	1951	1972
Gross SqFt	152,100	28,116	31,365
Estimated Gross Income	\$1,797,822	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,340,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.85	3.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0075	4-12351-0011	4-12311-0050
Address	153-25 88 STREET	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	81	40	46
Year Built	1961	1951	1972
Gross SqFt	77,701	28,116	31,365
Estimated Gross Income	\$918,425	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$3,240,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.85	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0100	4-12351-0011	4-12311-0050
Address	151-25 88 STREET	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	149	40	46
Year Built	1960	1951	1972
Gross SqFt	152,100	28,116	31,365
Estimated Gross Income	\$1,797,822	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,340,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		3.85	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0001	4-12351-0011	4-12311-0050
Address	84-09 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	172	40	46
Year Built	1964	1951	1972
Gross SqFt	158,600	28,116	31,365
Estimated Gross Income	\$1,874,652	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,610,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		4.00	3.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0012	4-12351-0011	4-12311-0050
Address	84-10 153 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	172	40	46
Year Built	1964	1951	1972
Gross SqFt	158,600	28,116	31,365
Estimated Gross Income	\$1,874,652	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,610,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		4.00	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0050	4-01567-0040	4-09236-0033
Address	84-40 153 AVENUE	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	HOWARD BEACH	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	98	57
Year Built	1964	1962	1962
Gross SqFt	158,600	82,500	46,692
Estimated Gross Income	\$1,874,652	\$930,577	\$510,651
Gross Income per SqFt	\$11.82	\$11.28	\$10.94
Full Market Value	\$6,610,000	\$3,280,000	\$1,800,000
Market Value per SqFt	\$41.70	\$40.00	\$38.60
Distance from Cooperative in miles		5.70	2.80

	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	\$1,067,346	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$3,760,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.60	\$42.00	\$64.00
Distance from Cooperative in miles		3.75	3.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,164,270	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$4,100,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.60	\$42.00	\$64.00
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	\$1,329,750	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$4,690,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		4.30	3.95

	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	\$1,093,160	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$3,850,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.60	\$42.00	\$64.00
Distance from Cooperative in miles		4.15	3.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$738,769	\$332,312	\$497,780
Gross Income per SqFt	\$7.70	\$11.82	\$15.87
Full Market Value	\$2,270,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$23.66	\$42.00	\$64.00
Distance from Cooperative in miles		4.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11464-0001	4-05181-0048	4-09226-0042
Address	84-05 SHORE PARKWAY	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	HOWARD BEACH	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	84	45	40
Year Built	1959	1948	1952
Gross SqFt	76,548	34,695	39,618
Estimated Gross Income	\$589,420	\$375,000	\$279,732
Gross Income per SqFt	\$7.70	\$10.81	\$7.06
Full Market Value	\$1,810,000	\$1,320,000	\$859,000
Market Value per SqFt	\$23.65	\$38.00	\$21.68
Distance from Cooperative in miles		6.60	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0001	4-05181-0048	4-09226-0042
Address	86-45 SHORE PARKWAY	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	HOWARD BEACH	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	80	45	40
Year Built	1958	1948	1952
Gross SqFt	77,884	34,695	39,618
Estimated Gross Income	\$599,707	\$375,000	\$279,732
Gross Income per SqFt	\$7.70	\$10.81	\$7.06
Full Market Value	\$1,840,000	\$1,320,000	\$859,000
Market Value per SqFt	\$23.62	\$38.00	\$21.68
Distance from Cooperative in miles		6.50	2.35

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0025	4-05181-0048	4-09226-0042
Address	88-32 155 AVENUE	142-41 FRANKLIN AVENUE	86-21 112 STREET
Neighborhood	HOWARD BEACH	FLUSHING-NORTH	RICHMOND HILL
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	80	45	40
Year Built	1958	1948	1952
Gross SqFt	74,104	34,695	39,618
Estimated Gross Income	\$570,601	\$375,000	\$279,732
Gross Income per SqFt	\$7.70	\$10.81	\$7.06
Full Market Value	\$1,750,000	\$1,320,000	\$859,000
Market Value per SqFt	\$23.62	\$38.00	\$21.68
Distance from Cooperative in miles		6.50	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12235-0002	4-15501-0002	4-12235-0022
Address	116-51 157 STREET	14-56 BEACH CHANNEL DRIVE	116-30 GUY R BREWER BOULE
Neighborhood	SO. JAMAICA-BAISLEY PARK	FAR ROCKAWAY	SO. JAMAICA-BAISLEY PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	215	3,724	231
Year Built	1962	1952	1962
Gross SqFt	227,376	644,035	214,496
Estimated Gross Income	\$2,874,033	\$8,140,602	\$2,711,229
Gross Income per SqFt	\$12.64	\$12.64	\$12.64
Full Market Value	\$8,120,000	\$30,500,000	\$10,200,000
Market Value per SqFt	\$35.70	\$47.00	\$47.60
Distance from Cooperative in miles		5.50	0.00

	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	\$814,131	\$497,780	\$332,312
Gross Income per SqFt	\$15.87	\$15.87	\$11.82
Full Market Value	\$3,310,000	\$2,020,000	\$1,170,000
Market Value per SqFt	\$65.00	\$64.00	\$41.60
Distance from Cooperative in miles		1.20	0.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12495-0002	4-16083-0037	4-15780-0100
Address	163-15 BAISLEY BOULEVARD	71 BEACH 70 STREET	20-28 SEAGIRT BOULEVARD
Neighborhood	SPRINGFIELD GARDENS	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	5,860	174	257
Year Built	1962	1964	1952
Gross SqFt	6,940,450	155,000	214,701
Estimated Gross Income	\$90,000,000	\$4,256,300	\$3,013,652
Gross Income per SqFt	\$12.97	\$27.50	\$14.04
Full Market Value	\$254,000,000	\$20,600,000	\$11,900,000
Market Value per SqFt	\$36.60	\$133.00	\$55.00
Distance from Cooperative in miles		6.00	5.60

	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	\$189,120	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$667,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		2.30	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12944-0036	4-12458-0421	4-12311-0050
Address	233-02 233 STREET	187-04 120 AVENUE	156-01 NORTH CONDUIT AVEN
Neighborhood	LAURELTON	SPRINGFIELD GARDENS	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	77	46
Year Built	1950	1949	1972
Gross SqFt	53,680	71,000	31,365
Estimated Gross Income	\$634,497	\$800,306	\$497,780
Gross Income per SqFt	\$11.82	\$11.27	\$15.87
Full Market Value	\$2,240,000	\$2,820,000	\$2,020,000
Market Value per SqFt	\$41.70	\$40.00	\$64.00
Distance from Cooperative in miles		1.50	2.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12945-0002	4-12351-0011	4-12311-0050
Address	131-03 234 STREET	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	227	40	46
Year Built	1950	1951	1972
Gross SqFt	152,362	28,116	31,365
Estimated Gross Income	\$1,800,918	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$6,350,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.70	\$42.00	\$64.00
Distance from Cooperative in miles		2.45	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12974-0023	4-12351-0011	4-12311-0050
Address	133-04 LAURELTON PARKWAY	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	60	40	46
Year Built	1950	1951	1972
Gross SqFt	39,660	28,116	31,365
Estimated Gross Income	\$468,781	\$332,312	\$497,780
Gross Income per SqFt	\$11.82	\$11.82	\$15.87
Full Market Value	\$1,650,000	\$1,170,000	\$2,020,000
Market Value per SqFt	\$41.60	\$42.00	\$64.00
Distance from Cooperative in miles		2.40	2.35

	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	\$1,404,648	\$191,729	\$497,780
Gross Income per SqFt	\$15.12	\$15.12	\$15.87
Full Market Value	\$5,710,000	\$780,000	\$2,020,000
Market Value per SqFt	\$61.00	\$62.00	\$64.00
Distance from Cooperative in miles		5.50	3.85

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15507-0007	4-15541-0017	4-15543-0035
Address	833 CENTRAL AVENUE	12-61 CENTRAL AVENUE	11-70 NAMEOKE STREET
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	180	55
Year Built	1966	1961	1956
Gross SqFt	91,776	183,894	48,000
Estimated Gross Income	\$1,026,055	\$2,055,826	\$467,200
Gross Income per SqFt	\$11.18	\$11.18	\$9.73
Full Market Value	\$3,620,000	\$7,250,000	\$1,580,000
Market Value per SqFt	\$39.40	\$39.00	\$32.90
Distance from Cooperative in miles		0.25	0.35

	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	\$1,039,248	\$2,055,826	\$915,141
Gross Income per SqFt	\$11.18	\$11.18	\$10.41
Full Market Value	\$3,660,000	\$7,250,000	\$3,090,000
Market Value per SqFt	\$39.40	\$39.00	\$35.10
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15574-0048	4-15555-0001	4-15556-0001
Address	14-15 MOTT AVENUE	10-06 NEILSON STREET	10-12 NAMEOKE STREET
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	108	60
Year Built	1931	1950	1941
Gross SqFt	46,956	87,926	58,800
Estimated Gross Income	\$488,811	\$915,141	\$543,663
Gross Income per SqFt	\$10.41	\$10.41	\$9.25
Full Market Value	\$1,380,000	\$3,090,000	\$1,790,000
Market Value per SqFt	\$29.40	\$35.00	\$30.40
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15627-0001	4-01567-0040	4-09236-0033
Address	14-30 SEAGIRT BOULEVARD	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	FAR ROCKAWAY	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	98	57
Year Built	1959	1962	1962
Gross SqFt	121,640	82,500	46,692
Estimated Gross Income	\$1,469,411	\$930,577	\$510,651
Gross Income per SqFt	\$12.08	\$11.28	\$10.94
Full Market Value	\$5,180,000	\$3,280,000	\$1,800,000
Market Value per SqFt	\$42.60	\$40.00	\$38.60
Distance from Cooperative in miles		12.20	8.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15714-0082	4-15744-0007	4-15780-0100
Address	22-87 MOTT AVENUE	29 BEACH 32 STREET	20-28 SEAGIRT BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	72	107	257
Year Built	1955	1959	1952
Gross SqFt	77,100	111,102	214,701
Estimated Gross Income	\$802,773	\$960,054	\$3,013,652
Gross Income per SqFt	\$10.41	\$8.64	\$14.04
Full Market Value	\$2,710,000	\$3,160,000	\$11,900,000
Market Value per SqFt	\$35.10	\$28.00	\$55.00
Distance from Cooperative in miles		0.45	0.55

	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	\$5,732,363	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$16,200,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$39.70	\$55.00	\$47.40
Distance from Cooperative in miles		1.70	1.65

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$7,654,088	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$21,600,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$39.60	\$55.00	\$47.40
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	\$7,654,790	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$21,600,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$39.60	\$55.00	\$47.40
Distance from Cooperative in miles		2.70	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16130-0001	4-01304-0021	4-01305-0001
Address	1-50 BEACH 81 STREET	40-19 72 STREET	73-01 73 STREET
Neighborhood	HAMMELS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	458	50	40
Year Built	1963	1965	1950
Gross SqFt	553,520	30,618	25,000
Estimated Gross Income	\$7,749,280	\$626,972	\$384,500
Gross Income per SqFt	\$14.00	\$20.48	\$15.38
Full Market Value	\$21,900,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$39.60	\$91.00	\$62.00
Distance from Cooperative in miles		11.80	11.80

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16131-0001	4-01304-0021	4-01305-0001
Address	1-50 BEACH 84 STREET	40-19 72 STREET	73-01 73 STREET
Neighborhood	HAMMELS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	687	50	40
Year Built	1964	1965	1950
Gross SqFt	830,280	30,618	25,000
Estimated Gross Income	\$11,623,920	\$626,972	\$384,500
Gross Income per SqFt	\$14.00	\$20.48	\$15.38
Full Market Value	\$32,800,000	\$2,800,000	\$1,560,000
Market Value per SqFt	\$39.50	\$91.00	\$62.00
Distance from Cooperative in miles		11.80	11.80

	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	\$6,403,016	\$4,256,300	\$3,013,652
Gross Income per SqFt	\$13.20	\$27.50	\$14.04
Full Market Value	\$18,100,000	\$20,600,000	\$11,900,000
Market Value per SqFt	\$37.30	\$133.00	\$55.00
Distance from Cooperative in miles		1.20	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16175-0001	4-15780-0100	4-15815-0220
Address	102-00 SHORE FRONT PARKWA	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	651	257	402
Year Built	1967	1952	1952
Gross SqFt	657,345	214,701	322,584
Estimated Gross Income	\$9,229,123	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$26,100,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$39.70	\$55.00	\$47.40
Distance from Cooperative in miles		3.70	3.60

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16224-0001	4-16220-0037	4-16216-0027
Address	128-11 NEWPORT AVENUE	124-16 ROCKAWAY BEACH BOU	120-10 ROCKAWAY BEACH BOU
Neighborhood	BELLE HARBOR	BELLE HARBOR	ROCKAWAY PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	47	12	28
Year Built	1949	1949	1925
Gross SqFt	48,259	10,140	25,200
Estimated Gross Income	\$586,829	\$131,350	\$210,955
Gross Income per SqFt	\$12.16	\$12.95	\$8.37
Full Market Value	\$2,070,000	\$494,000	\$648,000
Market Value per SqFt	\$42.90	\$49.00	\$25.70
Distance from Cooperative in miles		0.20	0.40

	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	\$940,680	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$3,730,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.45	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16227-0037	4-15780-0100	4-15815-0220
Address	117-12 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	79	257	402
Year Built	1963	1952	1952
Gross SqFt	81,900	214,701	322,584
Estimated Gross Income	\$1,149,876	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$4,560,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.50	4.40

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16228-0041	4-15780-0100	4-15815-0220
Address	129 BEACH 118 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	68	257	402
Year Built	1961	1952	1952
Gross SqFt	42,015	214,701	322,584
Estimated Gross Income	\$589,890	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$2,340,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.55	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	\$568,620	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$2,250,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.65	4.55

	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	\$577,324	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$2,290,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.65	4.55

BOROUGH OF QUEENS - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$975,836	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$3,870,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.70	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16234-0044	4-15780-0100	4-15815-0220
Address	125 OCEAN PROMENADE	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	BELLE HARBOR	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	68	257	402
Year Built	1962	1952	1952
Gross SqFt	76,595	214,701	322,584
Estimated Gross Income	\$1,075,393	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$4,260,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		4.80	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16250-0001	4-15780-0100	4-15815-0220
Address	138-11 BEACH CHANNEL DRIV	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	BELLE HARBOR	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	C6-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	41	257	402
Year Built	1950	1952	1952
Gross SqFt	41,700	214,701	322,584
Estimated Gross Income	\$585,468	\$3,013,652	\$4,074,665
Gross Income per SqFt	\$14.04	\$14.04	\$12.63
Full Market Value	\$2,320,000	\$11,900,000	\$15,300,000
Market Value per SqFt	\$56.00	\$55.00	\$47.40
Distance from Cooperative in miles		5.50	5.50