

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00251-7501	5-03168-0161	
Condominium Section	48-R1		
Address	200 HART BOULEVARD	1000 TARGEE STREET	
Neighborhood	SILVER LAKE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	47	98	
Year Built	1937	1972	
Gross SqFt	51,552	74,260	
Estimated Gross Income	\$530,470	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$1,789,998	\$3,040,000	
Market Value per SqFt	\$34.70	\$40.90	
Distance from Condominium in miles		1.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00579-7501	5-00593-0001	
Condominium Section	45-R1		
Address	55 AUSTIN PLACE	800 VICTORY BOULEVARD	
Neighborhood	TOMPKINSVILLE	GRYMES HILL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	147	150	
Year Built	1965	1961	
Gross SqFt	159,096	143,419	
Estimated Gross Income	\$1,828,013	\$1,648,533	
Gross Income per SqFt	\$11.49	\$11.49	
Full Market Value	\$6,439,986	\$5,810,000	
Market Value per SqFt	\$40.50	\$40.50	
Distance from Condominium in miles		0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00610-7501	5-03168-0161	
Condominium Section	25-R1		
Address	830 HOWARD AVENUE	1000 TARGEE STREET	
Neighborhood	SUNNYSIDE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	66	98	
Year Built	1981	1972	
Gross SqFt	65,392	74,260	
Estimated Gross Income	\$672,883	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$2,269,998	\$3,040,000	
Market Value per SqFt	\$34.70	\$40.90	
Distance from Condominium in miles		0.75	

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00610-7502	5-03168-0161	
Condominium Section	34-R1		
Address	850 HOWARD AVENUE	1000 TARGEE STREET	
Neighborhood	SUNNYSIDE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	67	98	
Year Built	1981	1972	
Gross SqFt	65,392	74,260	
Estimated Gross Income	\$672,883	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$2,270,011	\$3,040,000	
Market Value per SqFt	\$34.70	\$40.90	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00631-7501	5-00589-0053	5-00589-0035
Condominium Section	94-R1		
Address	755 NARROWS ROAD NORTH	610 VICTORY BOULEVARD	650 VICTORY BOULEVARD
Neighborhood	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	72	61
Year Built	1987	1940	1940
Gross SqFt	72,970	72,600	72,860
Estimated Gross Income	\$922,340	\$917,480	\$816,594
Gross Income per SqFt	\$12.64	\$12.64	\$11.21
Full Market Value	\$3,469,998	\$3,450,000	\$2,880,000
Market Value per SqFt	\$47.60	\$47.50	\$39.50
Distance from Condominium in miles		1.15	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02400-7501	5-01248-0200	5-01245-0001
Condominium Section	115-R1		
Address	80 RICHMOND HILL ROAD	110 CONTINENTAL PLACE	311 GRANDVIEW AVENUE
Neighborhood	NEW SPRINGVILLE	MARINERS HARBOR	MARINERS HARBOR
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	243	224	381
Year Built	1990	1953	1953
Gross SqFt	208,726	222,300	312,400
Estimated Gross Income	\$2,849,109	\$2,251,899	\$3,164,612
Gross Income per SqFt	\$13.65	\$10.13	\$10.13
Full Market Value	\$11,299,972	\$7,610,000	\$10,700,000
Market Value per SqFt	\$54.00	\$34.20	\$34.30
Distance from Condominium in miles		3.35	3.45

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02450-7506	5-03157-0001	
Condominium Section	39-R1		
Address	2 ELMWOOD PARK DRIVE	1950 CLOVE ROAD	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	177	177	
Year Built	1983	1973	
Gross SqFt	195,678	180,495	
Estimated Gross Income	\$1,831,546	\$1,690,099	
Gross Income per SqFt	\$9.36	\$9.36	
Full Market Value	\$6,040,019	\$5,570,000	
Market Value per SqFt	\$30.90	\$30.90	
Distance from Condominium in miles		4.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02450-7509	5-02877-0025	
Condominium Section	4-R1		
Address	5 WINDHAM LOOP	55 BOWEN STREET	
Neighborhood	NEW SPRINGVILLE	CONCORD-FOX HILLS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	163	156	
Year Built	0	1973	
Gross SqFt	176,455	154,860	
Estimated Gross Income	\$1,621,621	\$2,145,073	
Gross Income per SqFt	\$9.19	\$13.85	
Full Market Value	\$5,340,022	\$6,590,000	
Market Value per SqFt	\$30.30	\$42.60	
Distance from Condominium in miles		4.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	5-02102-0045
Condominium Section	113-R1		
Address	95 ESSEX DRIVE	121 FREEDOM AVENUE	105 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	31	56	36
Year Built	1989	1971	1971
Gross SqFt	35,212	43,200	29,200
Estimated Gross Income	\$416,205	\$527,431	\$333,781
Gross Income per SqFt	\$11.82	\$12.21	\$11.43
Full Market Value	\$1,470,005	\$1,980,000	\$1,180,000
Market Value per SqFt	\$41.70	\$45.80	\$40.40
Distance from Condominium in miles		1.10	1.10

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0045	5-02102-0028
Condominium Section	113-R2		
Address	75 ESSEX DRIVE	105 FREEDOM AVENUE	121 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	31	36	56
Year Built	1989	1971	1971
Gross SqFt	35,212	29,200	43,200
Estimated Gross Income	\$416,205	\$333,781	\$527,431
Gross Income per SqFt	\$11.82	\$11.43	\$12.21
Full Market Value	\$1,469,995	\$1,180,000	\$1,980,000
Market Value per SqFt	\$41.70	\$40.40	\$45.80
Distance from Condominium in miles		1.10	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	
Condominium Section	113-R3		
Address	40 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	31	56	
Year Built	1989	1971	
Gross SqFt	35,212	43,200	
Estimated Gross Income	\$416,205	\$527,431	
Gross Income per SqFt	\$11.82	\$12.21	
Full Market Value	\$1,469,996	\$1,980,000	
Market Value per SqFt	\$41.70	\$45.80	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02451-7501	5-02102-0028	
Condominium Section	113-R4		
Address	120 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	31	56	
Year Built	1989	1971	
Gross SqFt	35,212	43,200	
Estimated Gross Income	\$416,205	\$527,431	
Gross Income per SqFt	\$11.82	\$12.21	
Full Market Value	\$1,470,001	\$1,980,000	
Market Value per SqFt	\$41.70	\$45.80	
Distance from Condominium in miles		1.10	

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7501	5-03168-0161	
Condominium Section	107-R1		
Address	41 WELLINGTON COURT	1000 TARGEE STREET	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	37	98	
Year Built	1989	1972	
Gross SqFt	47,880	74,260	
Estimated Gross Income	\$556,844	\$863,625	
Gross Income per SqFt	\$11.63	\$11.63	
Full Market Value	\$1,959,988	\$3,040,000	
Market Value per SqFt	\$40.90	\$40.90	
Distance from Condominium in miles		3.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7501	5-03168-0161	
Condominium Section	107-R2		
Address	121 WELLINGTON COURT	1000 TARGEE STREET	
Neighborhood	NEW SPRINGVILLE	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	52	98	
Year Built	1987	1972	
Gross SqFt	64,512	74,260	
Estimated Gross Income	\$750,274	\$863,625	
Gross Income per SqFt	\$11.63	\$11.63	
Full Market Value	\$2,639,996	\$3,040,000	
Market Value per SqFt	\$40.90	\$40.90	
Distance from Condominium in miles		3.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R1		
Address	145 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	1988	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$584,614	\$527,431	
Gross Income per SqFt	\$12.21	\$12.21	
Full Market Value	\$2,200,019	\$1,980,000	
Market Value per SqFt	\$45.90	\$45.80	
Distance from Condominium in miles		1.25	

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R2		
Address	171 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	0	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$584,614	\$527,431	
Gross Income per SqFt	\$12.21	\$12.21	
Full Market Value	\$2,200,011	\$1,980,000	
Market Value per SqFt	\$45.90	\$45.80	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02452-7503	5-02102-0028	
Condominium Section	122-R3		
Address	195 WELLINGTON COURT	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	37	56	
Year Built	0	1971	
Gross SqFt	47,880	43,200	
Estimated Gross Income	\$584,614	\$527,431	
Gross Income per SqFt	\$12.21	\$12.21	
Full Market Value	\$2,200,008	\$1,980,000	
Market Value per SqFt	\$45.90	\$45.80	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02829-7501	5-03003-0082	5-03168-0161
Condominium Section	100-R1		
Address	31 HYLAN BOULEVARD	20 MERLE PLACE	1000 TARGEE STREET
Neighborhood	ROSEBANK	ROSEBANK	GRASMERE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	52	64	98
Year Built	0	1964	1972
Gross SqFt	74,326	61,130	74,260
Estimated Gross Income	\$915,696	\$752,935	\$863,625
Gross Income per SqFt	\$12.32	\$12.32	\$11.63
Full Market Value	\$3,439,999	\$2,830,000	\$3,040,000
Market Value per SqFt	\$46.30	\$46.30	\$40.90
Distance from Condominium in miles		0.55	1.60

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02832-7501	5-00240-0003	5-00240-0016
Condominium Section	118-R1		
Address	6 NEW LANE	937 VICTORY BOULEVARD	961 VICTORY BOULEVARD
Neighborhood	ARROCHAR-SHORE ACRES	CLOVE LAKES	CLOVE LAKES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	111	111
Year Built	1987	1965	1965
Gross SqFt	90,618	107,960	107,960
Estimated Gross Income	\$1,393,704	\$1,283,835	\$1,291,973
Gross Income per SqFt	\$15.38	\$11.89	\$11.97
Full Market Value	\$5,669,998	\$4,530,000	\$4,550,000
Market Value per SqFt	\$63.00	\$42.00	\$42.10
Distance from Condominium in miles		2.15	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02862-7501	5-03168-0161	
Condominium Section	86-R1		
Address	50 BELAIR ROAD	1000 TARGEE STREET	
Neighborhood	ROSEBANK	GRASMERE	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	48	98	
Year Built	1985	1972	
Gross SqFt	51,425	74,260	
Estimated Gross Income	\$529,163	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$1,789,999	\$3,040,000	
Market Value per SqFt	\$34.80	\$40.90	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03019-7501	5-03003-0082	5-03168-0161
Condominium Section	117-R1		
Address	81 NARROWS ROAD NORTH	20 MERLE PLACE	1000 TARGEE STREET
Neighborhood	ROSEBANK	ROSEBANK	GRASMERE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D5-ELEVATOR
Total Units	40	64	98
Year Built	0	1964	1972
Gross SqFt	38,700	61,130	74,260
Estimated Gross Income	\$463,626	\$752,935	\$863,625
Gross Income per SqFt	\$11.98	\$12.32	\$11.63
Full Market Value	\$1,630,000	\$2,830,000	\$3,040,000
Market Value per SqFt	\$42.10	\$46.30	\$40.90
Distance from Condominium in miles		0.15	1.15

## BOROUGH OF STATEN ISLAND - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03318-7501	5-03168-0161	
Condominium Section	97-R1		
Address	163 CROMWELL AVENUE	1000 TARGEE STREET	
Neighborhood	DONGAN HILLS	GRASMERE	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	48	98	
Year Built	0	1972	
Gross SqFt	38,424	74,260	
Estimated Gross Income	\$395,382	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$1,340,021	\$3,040,000	
Market Value per SqFt	\$34.90	\$40.90	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03543-7501	5-03168-0161	
Condominium Section	89-R1		
Address	175 ZOE STREET	1000 TARGEE STREET	
Neighborhood	GRANT CITY	GRASMERE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	100	98	
Year Built	1986	1972	
Gross SqFt	78,903	74,260	
Estimated Gross Income	\$917,641	\$863,625	
Gross Income per SqFt	\$11.63	\$11.63	
Full Market Value	\$3,230,016	\$3,040,000	
Market Value per SqFt	\$40.90	\$40.90	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03585-7501	5-03243-0100	5-03157-0001
Condominium Section	110-R1		
Address	100 COLFAX AVENUE	150 PARKINSON AVENUE	1950 CLOVE ROAD
Neighborhood	GRANT CITY	SOUTH BEACH	GRASMERE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	422	177
Year Built	0	1950	1973
Gross SqFt	166,712	382,560	180,495
Estimated Gross Income	\$1,688,792	\$3,875,333	\$1,690,099
Gross Income per SqFt	\$10.13	\$10.13	\$9.36
Full Market Value	\$5,710,003	\$13,100,000	\$5,570,000
Market Value per SqFt	\$34.30	\$34.20	\$30.90
Distance from Condominium in miles		1.85	2.05