

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-7501	5-00008-0025	5-00008-0019	
Condominium Section	0136-R1			
Address	80 BAY STREET	285 ST MARK'S PLACE	299 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	131	91	70	
Year Built	1995	1965	1951	
Gross SqFt	180,775	77,000	56,724	
Estimated Gross Income	\$2,019,257	\$1,012,863	\$594,650	
Gross Income per SqFt	\$11.17	\$13.15	\$10.48	
Estimated Expense	\$511,593	\$585,481	\$326,161	
Expense SqFt	\$2.83	\$7.60	\$5.75	
Net Operating Income	\$1,507,664	\$427,382	\$268,489	
Full Market Value	\$6,489,986	\$2,842,000	\$1,668,000	
Market Value per SqFt	\$35.90	\$36.91	\$29.41	
Distance from Condominium in miles		0.33	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-7502	5-00008-0025	5-00011-0020	
Condominium Section	0147-R1			
Address	155 BAY STREET	285 ST MARK'S PLACE	60 HAMILTON AVENUE	
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	57	91	109	
Year Built	2005	1965	1965	
Gross SqFt	62,045	77,000	75,414	
Estimated Gross Income	\$872,353	\$1,012,863	\$1,318,575	
Gross Income per SqFt	\$14.06	\$13.15	\$17.48	
Estimated Expense	\$436,176	\$585,481	\$696,219	
Expense SqFt	\$7.03	\$7.60	\$9.23	
Net Operating Income	\$436,177	\$427,382	\$622,356	
Full Market Value	\$2,868,001	\$2,842,000	\$4,491,000	
Market Value per SqFt	\$46.22	\$36.91	\$59.55	
Distance from Condominium in miles		0.33	0.45	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00589-0035	5-00589-0044	5-00008-0025
Condominium Section	0092-R1			
Address	101 CASTLETON AVENUE	650 VICTORY BOULEVARD	630 VICTORY BOULEVARD	285 ST MARK'S PLACE
Neighborhood	NEW BRIGHTON	GRYMES HILL	GRYMES HILL	NEW BRIGHTON-ST. GEORGE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	61	60	91
Year Built	1986	1940	1940	1965
Gross SqFt	119,085	72,860	72,600	77,000
Estimated Gross Income	\$1,454,028	\$869,671	\$886,528	\$1,012,863
Gross Income per SqFt	\$12.21	\$11.94	\$12.21	\$13.15
Estimated Expense	\$677,594	\$445,840	\$482,342	\$585,481
Expense SqFt	\$5.69	\$6.12	\$6.64	\$7.60
Net Operating Income	\$776,434	\$423,831	\$404,186	\$427,382
Full Market Value	\$4,928,992	\$2,701,000	\$2,566,000	\$2,842,000
Market Value per SqFt	\$41.39	\$37.07	\$35.34	\$36.91
Distance from Condominium in miles		0.51	0.51	0.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00579-0045	5-00027-0006	
Condominium Section	0092-R3			
Address	89 CASTLETON AVENUE	4 CHESTER PLACE	12 HENDRICKS AVENUE	
Neighborhood	NEW BRIGHTON	TOMPKINSVILLE	NEW BRIGHTON	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	C1-WALK-UP	
Total Units	22	34	18	
Year Built	1986	1929	1931	
Gross SqFt	17,068	32,000	14,696	
Estimated Gross Income	\$204,816	\$385,133	\$175,624	
Gross Income per SqFt	\$12.00	\$12.04	\$11.95	
Estimated Expense	\$92,509	\$197,719	\$83,566	
Expense SqFt	\$5.42	\$6.18	\$5.69	
Net Operating Income	\$112,307	\$187,414	\$92,058	
Full Market Value	\$715,000	\$1,035,000	\$587,000	
Market Value per SqFt	\$41.89	\$32.34	\$39.94	
Distance from Condominium in miles		0.22	0.47	

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00015-0001	5-03291-0015	
Condominium Section	0092-R6			
Address	120 CASTLETON COURT	141 ST MARK'S PLACE	62 NEWBERRY AVENUE	
Neighborhood	NEW BRIGHTON	NEW BRIGHTON	DONGAN HILLS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	42	49	
Year Built	1986	1925	1974	
Gross SqFt	17,983	39,910	28,800	
Estimated Gross Income	\$216,515	\$596,590	\$485,764	
Gross Income per SqFt	\$12.04	\$14.95	\$16.87	
Estimated Expense	\$100,345	\$349,491	\$253,719	
Expense SqFt	\$5.58	\$8.76	\$8.81	
Net Operating Income	\$116,170	\$247,099	\$232,045	
Full Market Value	\$740,001	\$1,702,000	\$1,678,000	
Market Value per SqFt	\$41.15	\$42.65	\$58.26	
Distance from Condominium in miles		0.80	2.84	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00230-7501	5-00238-0046	5-00235-0047	
Condominium Section	0112-R1			
Address	999 FOREST AVENUE	317 JEWETT AVENUE	136 GREENLEAF AVENUE	
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	44	42	29	
Year Built	1989	1971	1971	
Gross SqFt	28,943	25,470	22,800	
Estimated Gross Income	\$406,939	\$398,060	\$307,198	
Gross Income per SqFt	\$14.06	\$15.63	\$13.47	
Estimated Expense	\$203,469	\$225,724	\$147,223	
Expense SqFt	\$7.03	\$8.86	\$6.46	
Net Operating Income	\$203,470	\$172,336	\$159,975	
Full Market Value	\$1,148,655	\$1,180,000	\$1,060,000	
Market Value per SqFt	\$39.69	\$46.33	\$46.49	
Distance from Condominium in miles		0.29	0.20	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00250-7501	5-00589-0053	5-00589-0035	5-00590-0001
Condominium Section	0049-R1			
Address	215 HART BOULEVARD	610 VICTORY BOULEVARD	650 VICTORY BOULEVARD	700 VICTORY BOULEVARD
Neighborhood	SILVER LAKE	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	72	61	228
Year Built	1931	1940	1940	1962
Gross SqFt	64,500	72,600	72,860	242,500
Estimated Gross Income	\$840,435	\$945,998	\$869,671	\$3,298,026
Gross Income per SqFt	\$13.03	\$13.03	\$11.94	\$13.60
Estimated Expense	\$437,310	\$507,503	\$445,840	\$1,836,213
Expense SqFt	\$6.78	\$6.99	\$6.12	\$7.57
Net Operating Income	\$403,125	\$438,495	\$423,831	\$1,461,813
Full Market Value	\$2,310,006	\$2,921,000	\$2,701,000	\$9,668,000
Market Value per SqFt	\$35.81	\$40.23	\$37.07	\$39.87
Distance from Condominium in miles		0.53	0.53	0.49

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00251-7501	5-00589-0035	5-00589-0044	5-00589-0053
Condominium Section	0048-R1			
Address	200 HART BOULEVARD	650 VICTORY BOULEVARD	630 VICTORY BOULEVARD	610 VICTORY BOULEVARD
Neighborhood	SILVER LAKE	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	61	60	72
Year Built	1937	1940	1940	1940
Gross SqFt	51,552	72,860	72,600	72,600
Estimated Gross Income	\$638,729	\$869,671	\$886,528	\$945,998
Gross Income per SqFt	\$12.39	\$11.94	\$12.21	\$13.03
Estimated Expense	\$339,212	\$445,840	\$482,342	\$507,503
Expense SqFt	\$6.58	\$6.12	\$6.64	\$6.99
Net Operating Income	\$299,517	\$423,831	\$404,186	\$438,495
Full Market Value	\$1,845,800	\$2,701,000	\$2,566,000	\$2,921,000
Market Value per SqFt	\$35.80	\$37.07	\$35.34	\$40.23
Distance from Condominium in miles		0.58	0.58	0.58

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00579-7501	5-00589-0035	5-00589-0044	5-00590-0001
Condominium Section	0045-R1			
Address	55 AUSTIN PLACE	650 VICTORY BOULEVARD	630 VICTORY BOULEVARD	700 VICTORY BOULEVARD
Neighborhood	TOMPKINSVILLE	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	147	61	60	228
Year Built	1965	1940	1940	1962
Gross SqFt	159,096	72,860	72,600	242,500
Estimated Gross Income	\$1,942,562	\$869,671	\$886,528	\$3,298,026
Gross Income per SqFt	\$12.21	\$11.94	\$12.21	\$13.60
Estimated Expense	\$905,256	\$445,840	\$482,342	\$1,836,213
Expense SqFt	\$5.69	\$6.12	\$6.64	\$7.57
Net Operating Income	\$1,037,306	\$423,831	\$404,186	\$1,461,813
Full Market Value	\$5,697,922	\$2,701,000	\$2,566,000	\$9,668,000
Market Value per SqFt	\$35.81	\$37.07	\$35.34	\$39.87
Distance from Condominium in miles		0.38	0.38	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00610-7501	5-00240-0016	5-00593-0001	5-00589-0035
Condominium Section	0025-R1			
Address	830 HOWARD AVENUE	961 VICTORY BOULEVARD	800 VICTORY BOULEVARD	650 VICTORY BOULEVARD
Neighborhood	SUNNYSIDE	CLOVE LAKES	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	111	150	61
Year Built	1981	1965	1961	1940
Gross SqFt	65,392	107,960	143,419	72,860
Estimated Gross Income	\$857,943	\$1,406,719	\$1,881,014	\$869,671
Gross Income per SqFt	\$13.12	\$13.03	\$13.12	\$11.94
Estimated Expense	\$430,279	\$731,969	\$943,022	\$445,840
Expense SqFt	\$6.58	\$6.78	\$6.58	\$6.12
Net Operating Income	\$427,664	\$674,750	\$937,992	\$423,831
Full Market Value	\$2,340,743	\$4,495,000	\$6,239,000	\$2,701,000
Market Value per SqFt	\$35.80	\$41.64	\$43.50	\$37.07
Distance from Condominium in miles		0.57	0.64	1.12

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00631-7501	5-03168-0161	5-02877-0025	
Condominium Section	0094-R1			
Address	755 NARROWS ROAD NORTH	1000 TARGEE STREET	55 BOWEN STREET	
Neighborhood	GRYMES HILL	GRASMERE	CONCORD-FOX HILLS	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	93	98	156	
Year Built	1987	1972	1973	
Gross SqFt	72,970	74,260	154,860	
Estimated Gross Income	\$1,162,412	\$1,182,687	\$2,466,552	
Gross Income per SqFt	\$15.93	\$15.93	\$15.93	
Estimated Expense	\$626,812	\$702,850	\$1,638,769	
Expense SqFt	\$8.59	\$9.46	\$10.58	
Net Operating Income	\$535,600	\$479,837	\$827,783	
Full Market Value	\$3,654,982	\$3,275,000	\$5,566,000	
Market Value per SqFt	\$50.09	\$44.10	\$35.94	
Distance from Condominium in miles		0.52	0.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02400-7501	5-02922-0150	5-03983-0001	
Condominium Section	0115-R1			
Address	80 RICHMOND HILL ROAD	225 PARK HILL AVENUE	655 TYSENS LANE	
Neighborhood	NEW SPRINGVILLE	CONCORD-FOX HILLS	NEW DORP	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	243	306	385	
Year Built	1990	1970	1969	
Gross SqFt	208,726	297,600	352,800	
Estimated Gross Income	\$2,934,688	\$4,782,605	\$4,450,753	
Gross Income per SqFt	\$14.06	\$16.07	\$12.62	
Estimated Expense	\$1,467,344	\$3,004,835	\$2,635,542	
Expense SqFt	\$7.03	\$10.10	\$7.47	
Net Operating Income	\$1,467,344	\$1,777,770	\$1,815,211	
Full Market Value	\$9,647,986	\$10,670,000	\$12,153,000	
Market Value per SqFt	\$46.22	\$35.85	\$34.45	
Distance from Condominium in miles		4.86	3.03	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02450-7506	5-03983-0065	5-03983-0045	
Condominium Section	0039-R1			
Address	2 ELMWOOD PARK DRIVE	26 EBBITTS STREET	245 MILL ROAD	
Neighborhood	NEW SPRINGVILLE	NEW DORP	NEW DORP	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	177	254	380	
Year Built	1983	1969	1968	
Gross SqFt	195,678	246,848	366,642	
Estimated Gross Income	\$2,334,439	\$2,939,842	\$4,380,481	
Gross Income per SqFt	\$11.93	\$11.91	\$11.95	
Estimated Expense	\$1,299,302	\$1,767,570	\$2,637,733	
Expense SqFt	\$6.64	\$7.16	\$7.19	
Net Operating Income	\$1,035,137	\$1,172,272	\$1,742,748	
Full Market Value	\$6,602,007	\$7,425,000	\$11,107,000	
Market Value per SqFt	\$33.74	\$30.08	\$30.29	
Distance from Condominium in miles		2.62	2.62	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-02102-0028	5-00015-0001	5-02102-0045
Condominium Section	0113-R1			
Address	95 ESSEX DRIVE	121 FREEDOM AVENUE	141 ST MARK'S PLACE	105 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW BRIGHTON	NEW SPRINGVILLE
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	D1-ELEVATOR	C9-WALK-UP
Total Units	31	56	42	36
Year Built	1989	1971	1925	1971
Gross SqFt	35,212	43,200	39,910	29,200
Estimated Gross Income	\$495,081	\$592,790	\$596,590	\$378,996
Gross Income per SqFt	\$14.06	\$13.72	\$14.95	\$12.98
Estimated Expense	\$247,540	\$306,168	\$349,491	\$195,181
Expense SqFt	\$7.03	\$7.09	\$8.76	\$6.68
Net Operating Income	\$247,541	\$286,622	\$247,099	\$183,815
Full Market Value	\$1,443,184	\$1,893,000	\$1,702,000	\$1,225,000
Market Value per SqFt	\$40.99	\$43.82	\$42.65	\$41.95
Distance from Condominium in miles		1.10	5.89	1.10

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-02102-0045	5-02102-0028	
Condominium Section	0113-R2			
Address	75 ESSEX DRIVE	105 FREEDOM AVENUE	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-CONDOMINIUM	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	\$470,080	\$378,996	\$592,790	
Gross Income per SqFt	\$13.35	\$12.98	\$13.72	
Estimated Expense	\$249,236	\$195,181	\$306,168	
Expense SqFt	\$7.08	\$6.68	\$7.09	
Net Operating Income	\$220,844	\$183,815	\$286,622	
Full Market Value	\$1,443,194	\$1,225,000	\$1,893,000	
Market Value per SqFt	\$40.99	\$41.95	\$43.82	
Distance from Condominium in miles		1.10	1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-02102-0045	5-02102-0028	
Condominium Section	0113-R3			
Address	40 WELLINGTON COURT	105 FREEDOM AVENUE	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-CONDOMINIUM	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	\$470,080	\$378,996	\$592,790	
Gross Income per SqFt	\$13.35	\$12.98	\$13.72	
Estimated Expense	\$222,540	\$195,181	\$306,168	
Expense SqFt	\$6.32	\$6.68	\$7.09	
Net Operating Income	\$247,540	\$183,815	\$286,622	
Full Market Value	\$1,443,206	\$1,225,000	\$1,893,000	
Market Value per SqFt	\$40.99	\$41.95	\$43.82	
Distance from Condominium in miles		1.10	1.10	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-02102-0045	5-02102-0028	
Condominium Section	0113-R4			
Address	120 WELLINGTON COURT	105 FREEDOM AVENUE	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-CONDOMINIUM	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	\$470,080	\$378,996	\$592,790	
Gross Income per SqFt	\$13.35	\$12.98	\$13.72	
Estimated Expense	\$222,540	\$195,181	\$306,168	
Expense SqFt	\$6.32	\$6.68	\$7.09	
Net Operating Income	\$247,540	\$183,815	\$286,622	
Full Market Value	\$1,443,195	\$1,225,000	\$1,893,000	
Market Value per SqFt	\$40.99	\$41.95	\$43.82	
Distance from Condominium in miles		1.10	1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7501	5-02102-0028	5-00015-0001	5-02102-0045
Condominium Section	0107-R1			
Address	41 WELLINGTON COURT	121 FREEDOM AVENUE	141 ST MARK'S PLACE	105 FREEDOM AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW BRIGHTON	NEW SPRINGVILLE
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	D1-ELEVATOR	C9-WALK-UP
Total Units	37	56	42	36
Year Built	1989	1971	1925	1971
Gross SqFt	47,880	43,200	39,910	29,200
Estimated Gross Income	\$673,193	\$592,790	\$596,590	\$378,996
Gross Income per SqFt	\$14.06	\$13.72	\$14.95	\$12.98
Estimated Expense	\$336,596	\$306,168	\$349,491	\$195,181
Expense SqFt	\$7.03	\$7.09	\$8.76	\$6.68
Net Operating Income	\$336,597	\$286,622	\$247,099	\$183,815
Full Market Value	\$1,931,565	\$1,893,000	\$1,702,000	\$1,225,000
Market Value per SqFt	\$40.34	\$43.82	\$42.65	\$41.95
Distance from Condominium in miles		1.26	6.00	1.26

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7501	5-02102-0045	5-02102-0028	
Condominium Section	0107-R2			
Address	121 WELLINGTON COURT	105 FREEDOM AVENUE	121 FREEDOM AVENUE	
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE	
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	52	36	56	
Year Built	1987	1971	1971	
Gross SqFt	64,512	29,200	43,200	
Estimated Gross Income	\$861,235	\$378,996	\$592,790	
Gross Income per SqFt	\$13.35	\$12.98	\$13.72	
Estimated Expense	\$407,716	\$195,181	\$306,168	
Expense SqFt	\$6.32	\$6.68	\$7.09	
Net Operating Income	\$453,519	\$183,815	\$286,622	
Full Market Value	\$2,308,904	\$1,225,000	\$1,893,000	
Market Value per SqFt	\$35.79	\$41.95	\$43.82	
Distance from Condominium in miles		1.26	1.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7503	5-03291-0015	5-02893-0001	5-02877-0025
Condominium Section	0122-R1			
Address	145 WELLINGTON COURT	62 NEWBERRY AVENUE	195 STEUBEN STREET	55 BOWEN STREET
Neighborhood	NEW SPRINGVILLE	DONGAN HILLS	CONCORD	CONCORD-FOX HILLS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	49	98	156
Year Built	1988	1974	1972	1973
Gross SqFt	47,880	28,800	98,700	154,860
Estimated Gross Income	\$673,193	\$485,764	\$1,522,754	\$2,466,552
Gross Income per SqFt	\$14.06	\$16.87	\$15.43	\$15.93
Estimated Expense	\$336,596	\$253,719	\$623,895	\$1,638,769
Expense SqFt	\$7.03	\$8.81	\$6.32	\$10.58
Net Operating Income	\$336,597	\$232,045	\$898,859	\$827,783
Full Market Value	\$2,115,259	\$1,678,000	\$3,223,000	\$5,566,000
Market Value per SqFt	\$44.18	\$58.26	\$32.65	\$35.94
Distance from Condominium in miles		3.49	4.45	4.62

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7503	5-03291-0015	5-02893-0001	5-02877-0025
Condominium Section	0122-R2			
Address	171 WELLINGTON COURT	62 NEWBERRY AVENUE	195 STEUBEN STREET	55 BOWEN STREET
Neighborhood	NEW SPRINGVILLE	DONGAN HILLS	CONCORD	CONCORD-FOX HILLS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	49	98	156
Year Built		1974	1972	1973
Gross SqFt	47,880	28,800	98,700	154,860
Estimated Gross Income	\$673,193	\$485,764	\$1,522,754	\$2,466,552
Gross Income per SqFt	\$14.06	\$16.87	\$15.43	\$15.93
Estimated Expense	\$336,596	\$253,719	\$623,895	\$1,638,769
Expense SqFt	\$7.03	\$8.81	\$6.32	\$10.58
Net Operating Income	\$336,597	\$232,045	\$898,859	\$827,783
Full Market Value	\$2,115,260	\$1,678,000	\$3,223,000	\$5,566,000
Market Value per SqFt	\$44.18	\$58.26	\$32.65	\$35.94
Distance from Condominium in miles		3.49	4.45	4.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02829-7501	5-02831-0127	5-02832-0098	
Condominium Section	0100-R1			
Address	31 HYLAN BOULEVARD	125 ABBOTT STREET	1289 BAY STREET	
Neighborhood	ROSEBANK	ARROCHAR-SHORE ACRES	ARROCHAR-SHORE ACRES	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	52	8	7	
Year Built		1969	1931	
Gross SqFt	62,391	7,050	6,624	
Estimated Gross Income	\$831,672	\$103,668	\$79,193	
Gross Income per SqFt	\$13.33	\$14.70	\$11.96	
Estimated Expense	\$326,305	\$59,053	\$13,805	
Expense SqFt	\$5.23	\$8.38	\$2.08	
Net Operating Income	\$505,367	\$44,615	\$65,388	
Full Market Value	\$3,354,003	\$1,063,000	\$832,000	
Market Value per SqFt	\$53.76	\$150.78	\$125.60	
Distance from Condominium in miles		0.13	0.25	

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02832-7501	5-02893-0001	5-02894-0001	5-02877-0025
Condominium Section	0118-R1			
Address	6 NEW LANE	195 STEUBEN STREET	231 STEUBEN STREET	55 BOWEN STREET
Neighborhood	ARROCHAR-SHORE ACRES	CONCORD	CONCORD	CONCORD-FOX HILLS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	98	98	156
Year Built	1987	1972	1972	1973
Gross SqFt	90,618	98,700	98,700	154,860
Estimated Gross Income	\$1,274,089	\$1,522,754	\$1,488,344	\$2,466,552
Gross Income per SqFt	\$14.06	\$15.43	\$15.08	\$15.93
Estimated Expense	\$637,045	\$623,895	\$608,445	\$1,638,769
Expense SqFt	\$7.03	\$6.32	\$6.16	\$10.58
Net Operating Income	\$637,044	\$898,859	\$879,899	\$827,783
Full Market Value	\$5,233,000	\$3,223,000	\$3,300,000	\$5,566,000
Market Value per SqFt	\$57.75	\$32.65	\$33.43	\$35.94
Distance from Condominium in miles		1.14	1.11	1.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03543-7501	5-03536-0115		
Condominium Section	0089-R1			
Address	175 ZOE STREET	227 BUEL AVENUE		
Neighborhood	GRANT CITY	GRANT CITY		
Building Classification	R4-CONDOMINIUM	C1-WALK-UP		
Total Units	100	12		
Year Built	1986	1974		
Gross SqFt	78,903	7,956		
Estimated Gross Income	\$1,321,625	\$133,243		
Gross Income per SqFt	\$16.75	\$16.75		
Estimated Expense	\$673,832	\$67,905		
Expense SqFt	\$8.54	\$8.54		
Net Operating Income	\$647,793	\$65,338		
Full Market Value	\$4,687,000	\$473,000		
Market Value per SqFt	\$59.40	\$59.45		
Distance from Condominium in miles		0.36		

BOROUGH OF STATEN ISLAND - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03585-7501	5-02922-0150	5-02877-0025	
Condominium Section	0110-R1			
Address	100 COLFAX AVENUE	225 PARK HILL AVENUE	55 BOWEN STREET	
Neighborhood	GRANT CITY	CONCORD-FOX HILLS	CONCORD-FOX HILLS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	159	306	156	
Year Built	1961	1970	1973	
Gross SqFt	166,712	297,600	154,860	
Estimated Gross Income	\$2,343,971	\$4,782,605	\$2,466,552	
Gross Income per SqFt	\$14.06	\$16.07	\$15.93	
Estimated Expense	\$1,171,985	\$3,004,835	\$1,638,769	
Expense SqFt	\$7.03	\$10.10	\$10.58	
Net Operating Income	\$1,171,986	\$1,777,770	\$827,783	
Full Market Value	\$5,967,531	\$10,670,000	\$5,566,000	
Market Value per SqFt	\$35.80	\$35.85	\$35.94	
Distance from Condominium in miles		2.78	2.78	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-04500-7501	5-03983-0065	5-03983-0045	
Condominium Section	0041-R1			
Address	3465 AMBOY ROAD	26 EBBITTS STREET	245 MILL ROAD	
Neighborhood	GREAT KILLS	NEW DORP	NEW DORP	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	
Total Units	67	254	380	
Year Built	1965	1969	1968	
Gross SqFt	108,864	246,848	366,642	
Estimated Gross Income	\$1,298,748	\$2,939,842	\$4,380,481	
Gross Income per SqFt	\$11.93	\$11.91	\$11.95	
Estimated Expense	\$722,857	\$1,767,570	\$2,637,733	
Expense SqFt	\$6.64	\$7.16	\$7.19	
Net Operating Income	\$575,891	\$1,172,272	\$1,742,748	
Full Market Value	\$3,673,011	\$7,425,000	\$11,107,000	
Market Value per SqFt	\$33.74	\$30.08	\$30.29	
Distance from Condominium in miles		1.71	1.71	