

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-7501	5-00593-0001	5-00008-0025	
Condominium Section	0136-R1			
Address	80 BAY STREET	800 VICTORY BOULEVARD	285 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON-ST. GEORGE	GRYMES HILL	NEW BRIGHTON-ST. GEORGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	131	150	91	
Year Built	1995	1961	1965	
Gross SqFt	180,775	143,419	77,000	
Estimated Gross Income	\$2,485,656	\$1,968,306	\$1,061,116	
Gross Income per SqFt	\$13.75	\$13.72	\$13.78	
Estimated Expense	\$1,375,698	\$1,013,232	\$628,218	
Expense SqFt	\$7.61	\$7.06	\$8.16	
Net Operating Income	\$1,109,958	\$955,074	\$432,898	
Full Market Value	\$7,139,003	\$6,225,000	\$2,825,000	
Market Value per SqFt	\$39.49	\$43.40	\$36.69	
Distance from Condominium in miles		1.70	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00001-7502	5-00008-0025	5-00007-0050	5-00015-0001
Condominium Section	0147-R1			
Address	155 BAY STREET	285 ST MARK'S PLACE	115 STUYVESANT PLACE	141 ST MARK'S PLACE
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	57	91	108	42
Year Built	2005	1965	1925	1925
Gross SqFt	62,045	77,000	83,646	39,910
Estimated Gross Income	\$897,791	\$1,061,116	\$1,236,691	\$577,674
Gross Income per SqFt	\$14.47	\$13.78	\$14.78	\$14.47
Estimated Expense	\$439,899	\$628,218	\$502,922	\$282,980
Expense SqFt	\$7.09	\$8.16	\$6.01	\$7.09
Net Operating Income	\$457,892	\$432,898	\$733,769	\$294,694
Full Market Value	\$3,037,001	\$2,825,000	\$4,392,000	\$1,954,000
Market Value per SqFt	\$48.95	\$36.69	\$52.51	\$48.96
Distance from Condominium in miles		0.33	0.25	0.85

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00069-7501	5-00091-0017	5-00062-0106	
Condominium Section	0102-R1			
Address	49 CLINTON AVENUE	177 CLINTON AVENUE	514 RICHMOND TERRACE	
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	NEW BRIGHTON	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C7-WALK-UP	
Total Units	6	20	17	
Year Built		1941	1931	
Gross SqFt	4,696	15,888	18,380	
Estimated Gross Income	\$63,678	\$239,924	\$220,873	
Gross Income per SqFt	\$13.56	\$15.10	\$12.02	
Estimated Expense	\$24,889	\$117,563	\$85,396	
Expense SqFt	\$5.30	\$7.40	\$4.65	
Net Operating Income	\$38,789	\$122,361	\$135,477	
Full Market Value	\$252,000	\$662,000	\$842,000	
Market Value per SqFt	\$53.66	\$41.67	\$45.81	
Distance from Condominium in miles		0.31	0.34	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00240-0003	5-00593-0001	5-00589-0035
Condominium Section	0092-R1			
Address	101 CASTLETON AVENUE	937 VICTORY BOULEVARD	800 VICTORY BOULEVARD	650 VICTORY BOULEVARD
Neighborhood	NEW BRIGHTON	CLOVE LAKES	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	159	111	150	61
Year Built	1986	1965	1961	1940
Gross SqFt	119,085	107,960	143,419	72,860
Estimated Gross Income	\$1,633,846	\$1,516,176	\$1,968,306	\$882,395
Gross Income per SqFt	\$13.72	\$14.04	\$13.72	\$12.11
Estimated Expense	\$840,740	\$712,071	\$1,013,232	\$451,600
Expense SqFt	\$7.06	\$6.60	\$7.06	\$6.20
Net Operating Income	\$793,106	\$804,105	\$955,074	\$430,795
Full Market Value	\$5,169,994	\$5,167,000	\$6,225,000	\$2,685,000
Market Value per SqFt	\$43.41	\$47.86	\$43.40	\$36.85
Distance from Condominium in miles		1.17	0.99	0.51

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00015-0001	5-00008-0025	
Condominium Section	0092-R3			
Address	89 CASTLETON AVENUE	141 ST MARK'S PLACE	285 ST MARK'S PLACE	
Neighborhood	NEW BRIGHTON	NEW BRIGHTON	NEW BRIGHTON-ST. GEORGE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	22	42	91	
Year Built	1986	1925	1965	
Gross SqFt	17,068	39,910	77,000	
Estimated Gross Income	\$241,171	\$577,674	\$1,061,116	
Gross Income per SqFt	\$14.13	\$14.47	\$13.78	
Estimated Expense	\$130,229	\$282,980	\$628,218	
Expense SqFt	\$7.63	\$7.09	\$8.16	
Net Operating Income	\$110,942	\$294,694	\$432,898	
Full Market Value	\$730,000	\$1,954,000	\$2,825,000	
Market Value per SqFt	\$42.77	\$48.96	\$36.69	
Distance from Condominium in miles		0.80	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00110-7501	5-00015-0001	5-00589-0053	
Condominium Section	0092-R6			
Address	120 CASTLETON COURT	141 ST MARK'S PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW BRIGHTON	NEW BRIGHTON	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	42	72	
Year Built	1986	1925	1940	
Gross SqFt	17,983	39,910	72,600	
Estimated Gross Income	\$247,086	\$577,674	\$944,577	
Gross Income per SqFt	\$13.74	\$14.47	\$13.01	
Estimated Expense	\$126,780	\$282,980	\$508,919	
Expense SqFt	\$7.05	\$7.09	\$7.01	
Net Operating Income	\$120,306	\$294,694	\$435,658	
Full Market Value	\$785,004	\$1,954,000	\$2,788,000	
Market Value per SqFt	\$43.65	\$48.96	\$38.40	
Distance from Condominium in miles		0.80	0.51	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00230-7501	5-00579-0045	5-00589-0044	5-00589-0053
Condominium Section	0112-R1			
Address	999 FOREST AVENUE	4 CHESTER PLACE	630 VICTORY BOULEVARD	610 VICTORY BOULEVARD
Neighborhood	WEST NEW BRIGHTON	TOMPKINSVILLE	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	34	60	72
Year Built	1989	1929	1940	1940
Gross SqFt	28,943	32,000	72,600	72,600
Estimated Gross Income	\$368,155	\$386,812	\$923,180	\$944,577
Gross Income per SqFt	\$12.72	\$12.09	\$12.72	\$13.01
Estimated Expense	\$187,840	\$197,274	\$470,822	\$508,919
Expense SqFt	\$6.49	\$6.16	\$6.49	\$7.01
Net Operating Income	\$180,315	\$189,538	\$452,358	\$435,658
Full Market Value	\$1,143,999	\$1,180,000	\$2,823,000	\$2,788,000
Market Value per SqFt	\$39.53	\$36.88	\$38.88	\$38.40
Distance from Condominium in miles		2.04	1.78	1.78

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00250-7501	5-00589-0044	5-00589-0053	5-00589-0035
Condominium Section	0049-R1			
Address	215 HART BOULEVARD	630 VICTORY BOULEVARD	610 VICTORY BOULEVARD	650 VICTORY BOULEVARD
Neighborhood	SILVER LAKE	GRYMES HILL	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	60	72	61
Year Built	1931	1940	1940	1940
Gross SqFt	64,500	72,600	72,600	72,860
Estimated Gross Income	\$820,440	\$923,180	\$944,577	\$882,395
Gross Income per SqFt	\$12.72	\$12.72	\$13.01	\$12.11
Estimated Expense	\$418,605	\$470,822	\$508,919	\$451,600
Expense SqFt	\$6.49	\$6.49	\$7.01	\$6.20
Net Operating Income	\$401,835	\$452,358	\$435,658	\$430,795
Full Market Value	\$2,551,001	\$2,823,000	\$2,788,000	\$2,685,000
Market Value per SqFt	\$39.55	\$38.88	\$38.40	\$36.85
Distance from Condominium in miles		0.53	0.53	0.53

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00251-7501	5-00589-0044	5-00589-0035	5-00579-0045
Condominium Section	0048-R1			
Address	200 HART BOULEVARD	630 VICTORY BOULEVARD	650 VICTORY BOULEVARD	4 CHESTER PLACE
Neighborhood	SILVER LAKE	GRYMES HILL	GRYMES HILL	TOMPKINSVILLE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	60	61	34
Year Built	1937	1940	1940	1929
Gross SqFt	51,552	72,600	72,860	32,000
Estimated Gross Income	\$624,295	\$923,180	\$882,395	\$386,812
Gross Income per SqFt	\$12.11	\$12.72	\$12.11	\$12.09
Estimated Expense	\$319,622	\$470,822	\$451,600	\$197,274
Expense SqFt	\$6.20	\$6.49	\$6.20	\$6.16
Net Operating Income	\$304,673	\$452,358	\$430,795	\$189,538
Full Market Value	\$1,898,000	\$2,823,000	\$2,685,000	\$1,180,000
Market Value per SqFt	\$36.82	\$38.88	\$36.85	\$36.88
Distance from Condominium in miles		0.58	0.58	0.83

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00579-7501	5-00593-0001	5-00589-0035	
Condominium Section	0045-R1			
Address	55 AUSTIN PLACE	800 VICTORY BOULEVARD	650 VICTORY BOULEVARD	
Neighborhood	TOMPKINSVILLE	GRYMES HILL	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	147	150	61	
Year Built	1965	1961	1940	
Gross SqFt	159,096	143,419	72,860	
Estimated Gross Income	\$2,055,520	\$1,968,306	\$882,395	
Gross Income per SqFt	\$12.92	\$13.72	\$12.11	
Estimated Expense	\$1,054,806	\$1,013,232	\$451,600	
Expense SqFt	\$6.63	\$7.06	\$6.20	
Net Operating Income	\$1,000,714	\$955,074	\$430,795	
Full Market Value	\$6,387,998	\$6,225,000	\$2,685,000	
Market Value per SqFt	\$40.15	\$43.40	\$36.85	
Distance from Condominium in miles		0.87	0.38	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00610-7501	5-00589-0044	5-00589-0053	
Condominium Section	0025-R1			
Address	830 HOWARD AVENUE	630 VICTORY BOULEVARD	610 VICTORY BOULEVARD	
Neighborhood	SUNNYSIDE	GRYMES HILL	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	60	72	
Year Built	1981	1940	1940	
Gross SqFt	65,392	72,600	72,600	
Estimated Gross Income	\$841,595	\$923,180	\$944,577	
Gross Income per SqFt	\$12.87	\$12.72	\$13.01	
Estimated Expense	\$441,396	\$470,822	\$508,919	
Expense SqFt	\$6.75	\$6.49	\$7.01	
Net Operating Income	\$400,199	\$452,358	\$435,658	
Full Market Value	\$2,551,003	\$2,823,000	\$2,788,000	
Market Value per SqFt	\$39.01	\$38.88	\$38.40	
Distance from Condominium in miles		1.12	1.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00610-7502	5-00589-0053	5-02867-0266	
Condominium Section	0034-R1			
Address	850 HOWARD AVENUE	610 VICTORY BOULEVARD	220 OSGOOD AVENUE	
Neighborhood	SUNNYSIDE	GRYMES HILL	STAPLETON-CLIFTON	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	72	84	
Year Built	1981	1940	1973	
Gross SqFt	65,392	72,600	76,206	
Estimated Gross Income	\$899,794	\$944,577	\$1,105,703	
Gross Income per SqFt	\$13.76	\$13.01	\$14.51	
Estimated Expense	\$492,402	\$508,919	\$613,447	
Expense SqFt	\$7.53	\$7.01	\$8.05	
Net Operating Income	\$407,392	\$435,658	\$492,256	
Full Market Value	\$2,340,782	\$2,788,000	\$3,268,000	
Market Value per SqFt	\$35.80	\$38.40	\$42.88	
Distance from Condominium in miles		1.12	1.19	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-00631-7501	5-02867-0266	5-02893-0001	5-02894-0001
Condominium Section	0094-R1			
Address	755 NARROWS ROAD NORTH	220 OSGOOD AVENUE	195 STEUBEN STREET	231 STEUBEN STREET
Neighborhood	GRYMES HILL	STAPLETON-CLIFTON	CONCORD	CONCORD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	84	98	98
Year Built	1987	1973	1972	1972
Gross SqFt	72,970	76,206	98,700	98,700
Estimated Gross Income	\$1,129,576	\$1,105,703	\$1,632,336	\$1,528,052
Gross Income per SqFt	\$15.48	\$14.51	\$16.54	\$15.48
Estimated Expense	\$499,845	\$613,447	\$750,875	\$675,705
Expense SqFt	\$6.85	\$8.05	\$7.61	\$6.85
Net Operating Income	\$629,731	\$492,256	\$881,461	\$852,347
Full Market Value	\$4,263,992	\$3,268,000	\$3,545,000	\$3,630,000
Market Value per SqFt	\$58.43	\$42.88	\$35.92	\$36.78
Distance from Condominium in miles		0.93	0.52	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02360-7501	5-02102-0045	5-02148-0018	5-01644-0074
Condominium Section	0145-R1			
Address	1284 ROCKLAND AVENUE	105 FREEDOM AVENUE	3220 VICTORY BOULEVARD	1290 RICHMOND AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	BULLS HEAD	BULLS HEAD
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	36	52	72
Year Built	1975	1971	1971	1966
Gross SqFt	65,064	29,200	34,422	66,285
Estimated Gross Income	\$719,608	\$381,161	\$380,689	\$721,928
Gross Income per SqFt	\$11.06	\$13.05	\$11.06	\$10.89
Estimated Expense	\$366,961	\$180,820	\$194,151	\$404,280
Expense SqFt	\$5.64	\$6.19	\$5.64	\$6.10
Net Operating Income	\$352,647	\$200,341	\$186,538	\$317,648
Full Market Value	\$2,119,000	\$1,283,000	\$1,121,000	\$1,839,000
Market Value per SqFt	\$32.57	\$43.94	\$32.57	\$27.74
Distance from Condominium in miles		0.20	0.87	1.60

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02363-7501	5-02102-0045	5-02148-0018	5-01644-0074
Condominium Section	0144-R1			
Address	9 GADSEN PLACE	105 FREEDOM AVENUE	3220 VICTORY BOULEVARD	1290 RICHMOND AVENUE
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	BULLS HEAD	BULLS HEAD
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	86	36	52	72
Year Built	1974	1971	1971	1966
Gross SqFt	56,320	29,200	34,422	66,285
Estimated Gross Income	\$622,899	\$381,161	\$380,689	\$721,928
Gross Income per SqFt	\$11.06	\$13.05	\$11.06	\$10.89
Estimated Expense	\$317,645	\$180,820	\$194,151	\$404,280
Expense SqFt	\$5.64	\$6.19	\$5.64	\$6.10
Net Operating Income	\$305,254	\$200,341	\$186,538	\$317,648
Full Market Value	\$1,835,002	\$1,283,000	\$1,121,000	\$1,839,000
Market Value per SqFt	\$32.58	\$43.94	\$32.57	\$27.74
Distance from Condominium in miles		0.28	0.96	1.69

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02400-7501	5-00240-0016	5-00240-0003	5-03168-0161
Condominium Section	0115-R1			
Address	80 RICHMOND HILL ROAD	961 VICTORY BOULEVARD	937 VICTORY BOULEVARD	1000 TARGEE STREET
Neighborhood	NEW SPRINGVILLE	CLOVE LAKES	CLOVE LAKES	GRASMERE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	243	111	111	98
Year Built	1990	1965	1965	1972
Gross SqFt	208,726	107,960	107,960	74,260
Estimated Gross Income	\$2,949,298	\$1,525,786	\$1,516,176	\$1,262,902
Gross Income per SqFt	\$14.13	\$14.13	\$14.04	\$17.01
Estimated Expense	\$1,385,941	\$716,778	\$712,071	\$468,561
Expense SqFt	\$6.64	\$6.64	\$6.60	\$6.31
Net Operating Income	\$1,563,357	\$809,008	\$804,105	\$794,341
Full Market Value	\$10,291,000	\$4,944,000	\$5,167,000	\$4,912,000
Market Value per SqFt	\$49.30	\$45.79	\$47.86	\$66.15
Distance from Condominium in miles		4.31	4.31	4.10

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Boro-Block-Lot	5-02450-7506	5-03157-0001	5-00593-0001	
Condominium Section	0039-R1			
Address	2 ELMWOOD PARK DRIVE	1950 CLOVE ROAD	800 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	GRASMERE	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	177	177	150	
Year Built	1983	1973	1961	
Gross SqFt	195,678	180,495	143,419	
Estimated Gross Income	\$2,445,975	\$2,034,237	\$1,968,306	
Gross Income per SqFt	\$12.50	\$11.27	\$13.72	
Estimated Expense	\$1,399,098	\$1,305,753	\$1,013,232	
Expense SqFt	\$7.15	\$7.23	\$7.06	
Net Operating Income	\$1,046,877	\$728,484	\$955,074	
Full Market Value	\$6,599,998	\$4,412,000	\$6,225,000	
Market Value per SqFt	\$33.73	\$24.44	\$43.40	
Distance from Condominium in miles		4.11	4.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02450-7509	5-03983-0065	5-03157-0001	5-00593-0001
Condominium Section	0004-R1			
Address	5 WINDHAM LOOP	26 EBBITTS STREET	1950 CLOVE ROAD	800 VICTORY BOULEVARD
Neighborhood	NEW SPRINGVILLE	NEW DORP	GRASMERE	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	163	254	177	150
Year Built	1981	1969	1973	1961
Gross SqFt	176,455	246,848	180,495	143,419
Estimated Gross Income	\$2,205,688	\$3,086,660	\$2,034,237	\$1,968,306
Gross Income per SqFt	\$12.50	\$12.50	\$11.27	\$13.72
Estimated Expense	\$1,238,714	\$1,732,951	\$1,305,753	\$1,013,232
Expense SqFt	\$7.02	\$7.02	\$7.23	\$7.06
Net Operating Income	\$966,974	\$1,353,709	\$728,484	\$955,074
Full Market Value	\$5,251,419	\$8,167,000	\$4,412,000	\$6,225,000
Market Value per SqFt	\$29.76	\$33.09	\$24.44	\$43.40
Distance from Condominium in miles		2.62	4.11	4.43

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-03003-0082	5-00589-0053	
Condominium Section	0113-R1			
Address	95 ESSEX DRIVE	20 MERLE PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	ROSEBANK	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	64	72	
Year Built	1989	1964	1940	
Gross SqFt	35,212	61,130	72,600	
Estimated Gross Income	\$497,898	\$933,303	\$944,577	
Gross Income per SqFt	\$14.14	\$15.27	\$13.01	
Estimated Expense	\$250,005	\$438,652	\$508,919	
Expense SqFt	\$7.10	\$7.18	\$7.01	
Net Operating Income	\$247,893	\$494,651	\$435,658	
Full Market Value	\$1,631,997	\$3,336,000	\$2,788,000	
Market Value per SqFt	\$46.35	\$54.57	\$38.40	
Distance from Condominium in miles		5.03	4.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-03003-0082	5-00589-0053	
Condominium Section	0113-R2			
Address	75 ESSEX DRIVE	20 MERLE PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	ROSEBANK	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	64	72	
Year Built	1989	1964	1940	
Gross SqFt	35,212	61,130	72,600	
Estimated Gross Income	\$497,898	\$933,303	\$944,577	
Gross Income per SqFt	\$14.14	\$15.27	\$13.01	
Estimated Expense	\$250,005	\$438,652	\$508,919	
Expense SqFt	\$7.10	\$7.18	\$7.01	
Net Operating Income	\$247,893	\$494,651	\$435,658	
Full Market Value	\$1,631,997	\$3,336,000	\$2,788,000	
Market Value per SqFt	\$46.35	\$54.57	\$38.40	
Distance from Condominium in miles		5.03	4.81	

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-03003-0082	5-00589-0053	
Condominium Section	0113-R3			
Address	40 WELLINGTON COURT	20 MERLE PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	ROSEBANK	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	64	72	
Year Built	1989	1964	1940	
Gross SqFt	35,212	61,130	72,600	
Estimated Gross Income	\$497,898	\$933,303	\$944,577	
Gross Income per SqFt	\$14.14	\$15.27	\$13.01	
Estimated Expense	\$250,005	\$438,652	\$508,919	
Expense SqFt	\$7.10	\$7.18	\$7.01	
Net Operating Income	\$247,893	\$494,651	\$435,658	
Full Market Value	\$1,631,999	\$3,336,000	\$2,788,000	
Market Value per SqFt	\$46.35	\$54.57	\$38.40	
Distance from Condominium in miles		5.03	4.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02451-7501	5-03003-0082	5-00589-0053	
Condominium Section	0113-R4			
Address	120 WELLINGTON COURT	20 MERLE PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	ROSEBANK	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	31	64	72	
Year Built	1989	1964	1940	
Gross SqFt	35,212	61,130	72,600	
Estimated Gross Income	\$497,898	\$933,303	\$944,577	
Gross Income per SqFt	\$14.14	\$15.27	\$13.01	
Estimated Expense	\$250,005	\$438,652	\$508,919	
Expense SqFt	\$7.10	\$7.18	\$7.01	
Net Operating Income	\$247,893	\$494,651	\$435,658	
Full Market Value	\$1,632,001	\$3,336,000	\$2,788,000	
Market Value per SqFt	\$46.35	\$54.57	\$38.40	
Distance from Condominium in miles		5.03	4.81	

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7501	5-00589-0053	5-00240-0016	
Condominium Section	0107-R1			
Address	41 WELLINGTON COURT	610 VICTORY BOULEVARD	961 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	GRYMES HILL	CLOVE LAKES	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	72	111	
Year Built	1989	1940	1965	
Gross SqFt	47,880	72,600	107,960	
Estimated Gross Income	\$649,732	\$944,577	\$1,525,786	
Gross Income per SqFt	\$13.57	\$13.01	\$14.13	
Estimated Expense	\$327,020	\$508,919	\$716,778	
Expense SqFt	\$6.83	\$7.01	\$6.64	
Net Operating Income	\$322,712	\$435,658	\$809,008	
Full Market Value	\$2,096,003	\$2,788,000	\$4,944,000	
Market Value per SqFt	\$43.78	\$38.40	\$45.79	
Distance from Condominium in miles		4.91	4.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7501	5-03291-0015	5-00589-0044	5-00589-0053
Condominium Section	0107-R2			
Address	121 WELLINGTON COURT	62 NEWBERRY AVENUE	630 VICTORY BOULEVARD	610 VICTORY BOULEVARD
Neighborhood	NEW SPRINGVILLE	DONGAN HILLS	GRYMES HILL	GRYMES HILL
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	60	72
Year Built	1987	1974	1940	1940
Gross SqFt	64,512	28,800	72,600	72,600
Estimated Gross Income	\$839,301	\$455,259	\$923,180	\$944,577
Gross Income per SqFt	\$13.01	\$15.81	\$12.72	\$13.01
Estimated Expense	\$452,229	\$204,367	\$470,822	\$508,919
Expense SqFt	\$7.01	\$7.10	\$6.49	\$7.01
Net Operating Income	\$387,072	\$250,892	\$452,358	\$435,658
Full Market Value	\$2,477,000	\$1,709,000	\$2,823,000	\$2,788,000
Market Value per SqFt	\$38.40	\$59.34	\$38.88	\$38.40
Distance from Condominium in miles		3.49	4.91	4.91

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7503	5-03003-0082	5-00589-0053	
Condominium Section	0122-R1			
Address	145 WELLINGTON COURT	20 MERLE PLACE	610 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	ROSEBANK	GRYMES HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	64	72	
Year Built	1988	1964	1940	
Gross SqFt	47,880	61,130	72,600	
Estimated Gross Income	\$677,023	\$933,303	\$944,577	
Gross Income per SqFt	\$14.14	\$15.27	\$13.01	
Estimated Expense	\$339,948	\$438,652	\$508,919	
Expense SqFt	\$7.10	\$7.18	\$7.01	
Net Operating Income	\$337,075	\$494,651	\$435,658	
Full Market Value	\$2,218,999	\$3,336,000	\$2,788,000	
Market Value per SqFt	\$46.35	\$54.57	\$38.40	
Distance from Condominium in miles		5.07	4.91	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7503	5-02102-0028	5-02102-0045	5-04698-0019
Condominium Section	0122-R2			
Address	171 WELLINGTON COURT	121 FREEDOM AVENUE	105 FREEDOM AVENUE	3180 AMBOY ROAD
Neighborhood	NEW SPRINGVILLE	NEW SPRINGVILLE	NEW SPRINGVILLE	GREAT KILLS-BAY TERRACE
Building Classification	R4-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	37	56	36	23
Year Built		1971	1971	1965
Gross SqFt	47,880	43,200	29,200	19,476
Estimated Gross Income	\$641,592	\$614,015	\$381,161	\$261,023
Gross Income per SqFt	\$13.40	\$14.21	\$13.05	\$13.40
Estimated Expense	\$301,644	\$313,148	\$180,820	\$122,681
Expense SqFt	\$6.30	\$7.25	\$6.19	\$6.30
Net Operating Income	\$339,948	\$300,867	\$200,341	\$138,342
Full Market Value	\$2,197,999	\$1,984,000	\$1,283,000	\$894,000
Market Value per SqFt	\$45.91	\$45.93	\$43.94	\$45.90
Distance from Condominium in miles		1.26	1.26	1.71

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02452-7503	5-00589-0053	5-00240-0003	
Condominium Section	0122-R3			
Address	195 WELLINGTON COURT	610 VICTORY BOULEVARD	937 VICTORY BOULEVARD	
Neighborhood	NEW SPRINGVILLE	GRYMES HILL	CLOVE LAKES	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	37	72	111	
Year Built	1983	1940	1965	
Gross SqFt	47,880	72,600	107,960	
Estimated Gross Income	\$647,816	\$944,577	\$1,516,176	
Gross Income per SqFt	\$13.53	\$13.01	\$14.04	
Estimated Expense	\$326,063	\$508,919	\$712,071	
Expense SqFt	\$6.81	\$7.01	\$6.60	
Net Operating Income	\$321,753	\$435,658	\$804,105	
Full Market Value	\$2,086,991	\$2,788,000	\$5,167,000	
Market Value per SqFt	\$43.59	\$38.40	\$47.86	
Distance from Condominium in miles		4.91	4.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02829-7501	5-03003-0082	5-02894-0001	5-02893-0001
Condominium Section	0100-R1			
Address	31 HYLAN BOULEVARD	20 MERLE PLACE	231 STEUBEN STREET	195 STEUBEN STREET
Neighborhood	ROSEBANK	ROSEBANK	CONCORD	CONCORD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	64	98	98
Year Built		1964	1972	1972
Gross SqFt	62,391	61,130	98,700	98,700
Estimated Gross Income	\$965,813	\$933,303	\$1,528,052	\$1,632,336
Gross Income per SqFt	\$15.48	\$15.27	\$15.48	\$16.54
Estimated Expense	\$427,378	\$438,652	\$675,705	\$750,875
Expense SqFt	\$6.85	\$7.18	\$6.85	\$7.61
Net Operating Income	\$538,435	\$494,651	\$852,347	\$881,461
Full Market Value	\$3,645,001	\$3,336,000	\$3,630,000	\$3,545,000
Market Value per SqFt	\$58.42	\$54.57	\$36.78	\$35.92
Distance from Condominium in miles		0.56	1.00	1.02

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02832-7501	5-03003-0082	5-02894-0001	5-02893-0001
Condominium Section	0118-R1			
Address	6 NEW LANE	20 MERLE PLACE	231 STEUBEN STREET	195 STEUBEN STREET
Neighborhood	ARROCHAR-SHORE ACRES	ROSEBANK	CONCORD	CONCORD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	64	98	98
Year Built	1987	1964	1972	1972
Gross SqFt	90,618	61,130	98,700	98,700
Estimated Gross Income	\$1,402,767	\$933,303	\$1,528,052	\$1,632,336
Gross Income per SqFt	\$15.48	\$15.27	\$15.48	\$16.54
Estimated Expense	\$620,733	\$438,652	\$675,705	\$750,875
Expense SqFt	\$6.85	\$7.18	\$6.85	\$7.61
Net Operating Income	\$782,034	\$494,651	\$852,347	\$881,461
Full Market Value	\$5,295,004	\$3,336,000	\$3,630,000	\$3,545,000
Market Value per SqFt	\$58.43	\$54.57	\$36.78	\$35.92
Distance from Condominium in miles		0.50	1.11	1.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-02862-7501	5-03071-0015	5-02869-0165	5-02827-0089
Condominium Section	0086-R1			
Address	50 BELAIR ROAD	121 LYMAN AVENUE	10 PARK HILL AVENUE	22 SYLVA LANE
Neighborhood	ROSEBANK	ROSEBANK	STAPLETON-CLIFTON	ROSEBANK
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	48	42	70	12
Year Built	1985	1973	1950	1998
Gross SqFt	51,425	29,232	36,671	12,780
Estimated Gross Income	\$670,582	\$374,398	\$542,200	\$166,643
Gross Income per SqFt	\$13.04	\$12.81	\$14.79	\$13.04
Estimated Expense	\$328,606	\$222,314	\$254,834	\$81,655
Expense SqFt	\$6.39	\$7.61	\$6.95	\$6.39
Net Operating Income	\$341,976	\$152,084	\$287,366	\$84,988
Full Market Value	\$2,189,997	\$888,000	\$1,919,000	\$544,000
Market Value per SqFt	\$42.59	\$30.38	\$52.33	\$42.57
Distance from Condominium in miles		0.22	0.84	0.42

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03019-7501	5-03071-0015	5-03023-0028	5-03030-0082
Condominium Section	0117-R1			
Address	81 NARROWS ROAD NORTH	121 LYMAN AVENUE	30 NARROWS ROAD SOUTH	101 DONLEY AVENUE
Neighborhood	ROSEBANK	ROSEBANK	ROSEBANK	ROSEBANK
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C7-WALK-UP	C9-WALK-UP
Total Units	40	42	14	16
Year Built	1946	1973	1974	1974
Gross SqFt	38,700	29,232	8,950	10,000
Estimated Gross Income	\$594,819	\$374,398	\$140,103	\$153,675
Gross Income per SqFt	\$15.37	\$12.81	\$15.65	\$15.37
Estimated Expense	\$291,411	\$222,314	\$64,447	\$75,301
Expense SqFt	\$7.53	\$7.61	\$7.20	\$7.53
Net Operating Income	\$303,408	\$152,084	\$75,656	\$78,374
Full Market Value	\$1,618,120	\$888,000	\$514,000	\$530,000
Market Value per SqFt	\$41.81	\$30.38	\$57.43	\$53.00
Distance from Condominium in miles		0.26	0.17	0.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03318-7501	5-03343-0019	5-03213-0001	
Condominium Section	0097-R1			
Address	163 CROMWELL AVENUE	194 SEAVIEW AVENUE	100 PARKINSON AVENUE	
Neighborhood	DONGAN HILLS	GRANT CITY	DONGAN HILLS-OLD TOWN	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C9-WALK-UP	
Total Units	48	15	36	
Year Built	1973	1975	1978	
Gross SqFt	38,424	10,626	25,242	
Estimated Gross Income	\$494,517	\$115,395	\$375,713	
Gross Income per SqFt	\$12.87	\$10.86	\$14.88	
Estimated Expense	\$219,401	\$43,788	\$184,099	
Expense SqFt	\$5.71	\$4.12	\$7.29	
Net Operating Income	\$275,116	\$71,607	\$191,614	
Full Market Value	\$1,536,679	\$427,000	\$1,246,000	
Market Value per SqFt	\$39.99	\$40.18	\$49.36	
Distance from Condominium in miles		0.21	0.80	

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03543-7501	5-03168-0161	5-03291-0015	5-02893-0001
Condominium Section	0089-R1			
Address	175 ZOE STREET	1000 TARGEE STREET	62 NEWBERRY AVENUE	195 STEUBEN STREET
Neighborhood	GRANT CITY	GRASMERE	DONGAN HILLS	CONCORD
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	98	49	98
Year Built	1986	1972	1974	1972
Gross SqFt	78,903	74,260	28,800	98,700
Estimated Gross Income	\$1,305,056	\$1,262,902	\$455,259	\$1,632,336
Gross Income per SqFt	\$16.54	\$17.01	\$15.81	\$16.54
Estimated Expense	\$600,452	\$468,561	\$204,367	\$750,875
Expense SqFt	\$7.61	\$6.31	\$7.10	\$7.61
Net Operating Income	\$704,604	\$794,341	\$250,892	\$881,461
Full Market Value	\$4,861,996	\$4,912,000	\$1,709,000	\$3,545,000
Market Value per SqFt	\$61.62	\$66.15	\$59.34	\$35.92
Distance from Condominium in miles		1.37	0.74	1.94

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-03585-7501	5-03157-0001	5-00240-0003	
Condominium Section	0110-R1			
Address	100 COLFAX AVENUE	1950 CLOVE ROAD	937 VICTORY BOULEVARD	
Neighborhood	GRANT CITY	GRASMERE	CLOVE LAKES	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	159	177	111	
Year Built	1961	1973	1965	
Gross SqFt	166,712	180,495	107,960	
Estimated Gross Income	\$2,110,574	\$2,034,237	\$1,516,176	
Gross Income per SqFt	\$12.66	\$11.27	\$14.04	
Estimated Expense	\$1,153,647	\$1,305,753	\$712,071	
Expense SqFt	\$6.92	\$7.23	\$6.60	
Net Operating Income	\$956,927	\$728,484	\$804,105	
Full Market Value	\$6,064,011	\$4,412,000	\$5,167,000	
Market Value per SqFt	\$36.37	\$24.44	\$47.86	
Distance from Condominium in miles		2.07	2.90	

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-04500-7501	5-00240-0003	5-03157-0001	
Condominium Section	0041-R1			
Address	3465 AMBOY ROAD	937 VICTORY BOULEVARD	1950 CLOVE ROAD	
Neighborhood	GREAT KILLS	CLOVE LAKES	GRASMERE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	67	111	177	
Year Built	1965	1965	1973	
Gross SqFt	108,864	107,960	180,495	
Estimated Gross Income	\$1,378,218	\$1,516,176	\$2,034,237	
Gross Income per SqFt	\$12.66	\$14.04	\$11.27	
Estimated Expense	\$753,339	\$712,071	\$1,305,753	
Expense SqFt	\$6.92	\$6.60	\$7.23	
Net Operating Income	\$624,879	\$804,105	\$728,484	
Full Market Value	\$3,960,000	\$5,167,000	\$4,412,000	
Market Value per SqFt	\$36.38	\$47.86	\$24.44	
Distance from Condominium in miles		4.76	4.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-04633-7501	5-03168-0161	5-02893-0001	5-03291-0015
Condominium Section	0155-R1			
Address	3871 AMBOY ROAD	1000 TARGEE STREET	195 STEUBEN STREET	62 NEWBERRY AVENUE
Neighborhood	GREAT KILLS	GRASMERE	CONCORD	DONGAN HILLS
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	98	98	49
Year Built	2010	1972	1972	1974
Gross SqFt	25,139	74,260	98,700	28,800
Estimated Gross Income	\$415,799	\$1,262,902	\$1,632,336	\$455,259
Gross Income per SqFt	\$16.54	\$17.01	\$16.54	\$15.81
Estimated Expense	\$191,308	\$468,561	\$750,875	\$204,367
Expense SqFt	\$7.61	\$6.31	\$7.61	\$7.10
Net Operating Income	\$224,491	\$794,341	\$881,461	\$250,892
Full Market Value	\$1,828,000	\$4,912,000	\$3,545,000	\$1,709,000
Market Value per SqFt	\$72.72	\$66.15	\$35.92	\$59.34
Distance from Condominium in miles		4.58	5.19	4.01

BOROUGH OF STATEN ISLAND - 2012/13 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	5-05491-7501	5-05460-0001	5-04657-0021	
Condominium Section	0012-R1			
Address	119 CORTELYOU AVENUE	4163 AMBOY ROAD	1881 SOUTH RAILROAD AVENU	
Neighborhood	GREAT KILLS	GREAT KILLS	OAKWOOD	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	165	24	12	
Year Built	1974	1973	1974	
Gross SqFt	124,516	19,200	9,100	
Estimated Gross Income	\$1,669,760	\$260,358	\$120,581	
Gross Income per SqFt	\$13.41	\$13.56	\$13.25	
Estimated Expense	\$818,070	\$127,575	\$59,085	
Expense SqFt	\$6.57	\$6.64	\$6.49	
Net Operating Income	\$851,690	\$132,783	\$61,496	
Full Market Value	\$5,317,439	\$860,000	\$355,000	
Market Value per SqFt	\$42.70	\$44.79	\$39.01	
Distance from Condominium in miles		0.64	1.86	