

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00068-0107	3-00051-0001	3-01798-0040
Address	165 SANDS STREET	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	120	104	151
Year Built	1902	1914	1984
Gross SqFt	121,580	123,700	128,000
Estimated Gross Income	\$2,106,324	\$2,337,487	\$2,107,832
Gross Income per SqFt	\$17.32	\$18.90	\$16.47
Full Market Value	\$8,340,000	\$9,250,000	\$4,930,000
Market Value per SqFt	\$69.00	\$75.00	\$38.50
Distance from Cooperative in miles		0.30	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00086-0011	3-01691-0012	3-06979-0200
Address	175 ADAMS STREET	88 CHAUNCEY STREET	3601 NEPTUNE AVENUE
Neighborhood	DOWNTOWN-METROTECH	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	1,026	287	339
Year Built	1950	1974	1975
Gross SqFt	883,265	277,200	334,000
Estimated Gross Income	\$14,556,207	\$5,883,680	\$5,478,504
Gross Income per SqFt	\$16.48	\$21.23	\$16.40
Full Market Value	\$57,600,000	\$13,800,000	\$12,800,000
Market Value per SqFt	\$65.00	\$50.00	\$38.30
Distance from Cooperative in miles		3.30	8.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00173-0039	3-00146-0036	3-00172-0064
Address	457 STATE STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	15	20
Year Built	1905	1905	1905
Gross SqFt	9,784	9,055	15,200
Estimated Gross Income	\$185,930	\$153,051	\$272,223
Gross Income per SqFt	\$19.00	\$16.90	\$17.91
Full Market Value	\$736,000	\$606,000	\$1,080,000
Market Value per SqFt	\$75.00	\$67.00	\$71.00
Distance from Cooperative in miles		0.35	0.10

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00178-0025	3-01979-0003	
Address	422 STATE STREET	495 WASHINGTON AVENUE	
Neighborhood	BOERUM HILL	CLINTON HILL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	20	42	
Year Built	1912	1928	
Gross SqFt	25,000	25,500	
Estimated Gross Income	\$412,000	\$403,044	
Gross Income per SqFt	\$16.48	\$15.81	
Full Market Value	\$1,630,000	\$1,600,000	
Market Value per SqFt	\$65.00	\$63.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00178-0054	3-00051-0001	3-01798-0040
Address	423 ATLANTIC AVENUE	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	61	104	151
Year Built	1900	1914	1984
Gross SqFt	122,963	123,700	128,000
Estimated Gross Income	\$2,026,430	\$2,337,487	\$2,107,832
Gross Income per SqFt	\$16.48	\$18.90	\$16.47
Full Market Value	\$8,020,000	\$9,250,000	\$4,930,000
Market Value per SqFt	\$65.00	\$75.00	\$38.50
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00181-0039	3-00146-0036	3-00172-0064
Address	251 PACIFIC STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	15	20
Year Built	1914	1905	1905
Gross SqFt	18,530	9,055	15,200
Estimated Gross Income	\$313,200	\$153,051	\$272,223
Gross Income per SqFt	\$16.90	\$16.90	\$17.91
Full Market Value	\$1,240,000	\$606,000	\$1,080,000
Market Value per SqFt	\$67.00	\$67.00	\$71.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-0048	3-00146-0036	3-00172-0064
Address	467 PACIFIC STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	15	20
Year Built	1912	1905	1905
Gross SqFt	17,855	9,055	15,200
Estimated Gross Income	\$339,307	\$153,051	\$272,223
Gross Income per SqFt	\$19.00	\$16.90	\$17.91
Full Market Value	\$1,340,000	\$606,000	\$1,080,000
Market Value per SqFt	\$75.00	\$67.00	\$71.00
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00197-0022	3-01029-0020	3-01041-0011
Address	280 DEAN STREET	312 12 STREET	204 14 STREET
Neighborhood	BOERUM HILL	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	20	20
Year Built	1900	1914	1915
Gross SqFt	18,000	14,644	15,140
Estimated Gross Income	\$332,237	\$191,218	\$292,340
Gross Income per SqFt	\$18.46	\$13.06	\$19.31
Full Market Value	\$1,008,320	\$698,000	\$1,270,000
Market Value per SqFt	\$56.00	\$48.00	\$84.00
Distance from Cooperative in miles		1.25	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00200-0005	3-02396-0027	3-05079-0019
Address	8 OLD FULTON STREET	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	DOWNTOWN-FULTON FERRY	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	22	16
Year Built	1915	1910	1912
Gross SqFt	17,400	16,250	16,080
Estimated Gross Income	\$372,061	\$247,118	\$305,520
Gross Income per SqFt	\$21.38	\$15.21	\$19.00
Full Market Value	\$1,620,000	\$579,000	\$1,210,000
Market Value per SqFt	\$93.00	\$36.00	\$75.00
Distance from Cooperative in miles		2.10	3.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00202-0001	3-00236-0015	3-08719-0038
Address	28 OLD FULTON STREET	55 PIERREPONT STREET	160 WEST END AVENUE
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	86	191	184
Year Built	1906	1928	1963
Gross SqFt	171,000	157,042	155,661
Estimated Gross Income	\$2,782,854	\$2,462,596	\$2,662,934
Gross Income per SqFt	\$16.27	\$15.68	\$17.11
Full Market Value	\$11,000,000	\$5,760,000	\$10,500,000
Market Value per SqFt	\$64.00	\$37.00	\$67.00
Distance from Cooperative in miles		0.45	8.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0319	3-00236-0007	3-01173-0007
Address	182 COLUMBIA HEIGHTS	75 PIERREPONT STREET	195 UNDERHILL AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	36	36
Year Built	1921	1925	1940
Gross SqFt	24,918	25,818	24,000
Estimated Gross Income	\$426,561	\$491,791	\$394,000
Gross Income per SqFt	\$17.12	\$19.05	\$16.42
Full Market Value	\$1,690,000	\$2,140,000	\$1,560,000
Market Value per SqFt	\$68.00	\$83.00	\$65.00
Distance from Cooperative in miles		0.20	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0331	3-03512-0001	3-00236-0103
Address	160 COLUMBIA HEIGHTS	663 HOWARD AVENUE	52 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROWNSVILLE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	84	122	142
Year Built	1937	1983	1928
Gross SqFt	84,445	85,370	79,460
Estimated Gross Income	\$1,974,409	\$1,760,261	\$2,280,583
Gross Income per SqFt	\$23.38	\$20.62	\$28.70
Full Market Value	\$8,570,000	\$4,120,000	\$10,900,000
Market Value per SqFt	\$101.00	\$48.00	\$137.00
Distance from Cooperative in miles		4.60	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0501	3-05079-0019	3-02409-0009
Address	10 MONTAGUE TERRACE	142 ST PAUL'S PLACE	262 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	16	24
Year Built	1900	1912	1915
Gross SqFt	15,197	16,080	15,836
Estimated Gross Income	\$337,790	\$305,520	\$298,043
Gross Income per SqFt	\$22.23	\$19.00	\$18.82
Full Market Value	\$1,470,000	\$1,210,000	\$698,000
Market Value per SqFt	\$97.00	\$75.00	\$44.10
Distance from Cooperative in miles		3.75	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00208-0508	3-01251-0001	3-00247-0028
Address	2 MONTAGUE TERRACE	243 KINGSTON AVENUE	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	25	80	59
Year Built	1917	1910	1912
Gross SqFt	54,966	54,516	54,640
Estimated Gross Income	\$1,188,893	\$1,164,497	\$1,025,052
Gross Income per SqFt	\$21.63	\$21.36	\$18.76
Full Market Value	\$5,160,000	\$2,730,000	\$4,060,000
Market Value per SqFt	\$94.00	\$50.00	\$74.00
Distance from Cooperative in miles		3.45	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00212-0001	3-00250-0030	3-08723-0410
Address	140 CADMAN PLAZA WEST	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	250	187	132
Year Built	1967	1999	1951
Gross SqFt	352,698	182,000	109,832
Estimated Gross Income	\$4,766,219	\$8,007,050	\$1,739,892
Gross Income per SqFt	\$13.51	\$44.00	\$15.84
Full Market Value	\$11,200,000	\$40,200,000	\$6,890,000
Market Value per SqFt	\$31.80	\$221.00	\$63.00
Distance from Cooperative in miles		0.45	8.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00216-0003	3-00146-0036	3-00172-0064
Address	55 HICKS STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	15	20
Year Built	1900	1905	1905
Gross SqFt	17,245	9,055	15,200
Estimated Gross Income	\$486,688	\$153,051	\$272,223
Gross Income per SqFt	\$28.20	\$16.90	\$17.91
Full Market Value	\$2,330,000	\$606,000	\$1,080,000
Market Value per SqFt	\$135.00	\$67.00	\$71.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00217-0001	3-00236-0015	3-05155-0050
Address	75 HENRY STREET	55 PIERREPONT STREET	405 WESTMINSTER ROAD
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	370	191	138
Year Built	1967	1928	1960
Gross SqFt	593,599	157,042	153,424
Estimated Gross Income	\$8,333,477	\$2,462,596	\$1,883,105
Gross Income per SqFt	\$14.04	\$15.68	\$12.27
Full Market Value	\$30,400,000	\$5,760,000	\$6,500,000
Market Value per SqFt	\$51.00	\$37.00	\$42.40
Distance from Cooperative in miles		0.25	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00219-0005	3-00042-0018	3-06681-0225
Address	81 COLUMBIA HEIGHTS	254 WATER STREET	1879 EAST 3 STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	OCEAN PARKWAY-SOUTH
Building Classification	C6-WALK-UP	D8-ELEVATOR	D3-ELEVATOR
Total Units	60	26	50
Year Built	1890	2002	1987
Gross SqFt	39,280	28,358	36,769
Estimated Gross Income	\$821,709	\$632,997	\$633,010
Gross Income per SqFt	\$20.92	\$22.32	\$17.22
Full Market Value	\$3,570,000	\$2,750,000	\$1,480,000
Market Value per SqFt	\$91.00	\$97.00	\$40.30
Distance from Cooperative in miles		0.65	6.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00221-0033	3-02396-0027	3-05079-0019
Address	73 ORANGE STREET	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	16
Year Built	1925	1910	1912
Gross SqFt	13,428	16,250	16,080
Estimated Gross Income	\$255,179	\$247,118	\$305,520
Gross Income per SqFt	\$19.00	\$15.21	\$19.00
Full Market Value	\$1,010,000	\$579,000	\$1,210,000
Market Value per SqFt	\$75.00	\$36.00	\$75.00
Distance from Cooperative in miles		2.15	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0001	3-01179-0097	3-00247-0028
Address	45 PINEAPPLE STREET	159 EASTERN PARKWAY	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	68	72	59
Year Built	1939	1927	1912
Gross SqFt	52,012	52,140	54,640
Estimated Gross Income	\$885,015	\$838,910	\$1,025,052
Gross Income per SqFt	\$17.02	\$16.09	\$18.76
Full Market Value	\$3,500,000	\$3,320,000	\$4,060,000
Market Value per SqFt	\$67.00	\$64.00	\$74.00
Distance from Cooperative in miles		2.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0006	3-00146-0036	3-00172-0064
Address	87 HICKS STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	15	20
Year Built	1900	1905	1905
Gross SqFt	9,435	9,055	15,200
Estimated Gross Income	\$122,933	\$153,051	\$272,223
Gross Income per SqFt	\$13.03	\$16.90	\$17.91
Full Market Value	\$449,000	\$606,000	\$1,080,000
Market Value per SqFt	\$47.60	\$67.00	\$71.00
Distance from Cooperative in miles		0.70	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0010	3-01089-0001	3-00254-0006
Address	54 ORANGE STREET	719 8 AVENUE	141 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	D3-ELEVATOR
Total Units	24	32	47
Year Built	1963	1905	1923
Gross SqFt	34,391	31,468	46,410
Estimated Gross Income	\$673,032	\$658,728	\$921,440
Gross Income per SqFt	\$19.57	\$20.93	\$19.85
Full Market Value	\$2,920,000	\$2,860,000	\$4,000,000
Market Value per SqFt	\$85.00	\$91.00	\$86.00
Distance from Cooperative in miles		2.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0013	3-00254-0006	3-01089-0001
Address	66 ORANGE STREET	141 JORALEMON STREET	719 8 AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	C1-WALK-UP
Total Units	21	47	32
Year Built	1913	1923	1905
Gross SqFt	32,135	46,410	31,468
Estimated Gross Income	\$595,783	\$921,440	\$658,728
Gross Income per SqFt	\$18.54	\$19.85	\$20.93
Full Market Value	\$2,360,000	\$4,000,000	\$2,860,000
Market Value per SqFt	\$73.00	\$86.00	\$91.00
Distance from Cooperative in miles		0.35	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0018	3-01296-0008	3-00051-0012
Address	72 ORANGE STREET	212 CROWN STREET	65 WASHINGTON STREET
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	DOWNTOWN-FULTON FERRY
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	41	35	59
Year Built	1938	1927	2000
Gross SqFt	32,418	38,500	50,457
Estimated Gross Income	\$842,109	\$1,295,157	\$1,813,242
Gross Income per SqFt	\$26.00	\$33.60	\$35.90
Full Market Value	\$3,660,000	\$6,200,000	\$9,090,000
Market Value per SqFt	\$113.00	\$161.00	\$180.00
Distance from Cooperative in miles		3.10	0.30

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00226-0035	3-00051-0012	3-01296-0008
Address	59 PINEAPPLE STREET	65 WASHINGTON STREET	212 CROWN STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	40	59	35
Year Built	1940	2000	1927
Gross SqFt	39,450	50,457	38,500
Estimated Gross Income	\$1,024,777	\$1,813,242	\$1,295,157
Gross Income per SqFt	\$26.00	\$35.90	\$33.60
Full Market Value	\$4,450,000	\$9,090,000	\$6,200,000
Market Value per SqFt	\$113.00	\$180.00	\$161.00
Distance from Cooperative in miles		0.30	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00229-0001	3-00254-0006	3-02104-0008
Address	15 CLARK STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	31	47	71
Year Built	1920	1923	1927
Gross SqFt	45,600	46,410	44,046
Estimated Gross Income	\$779,669	\$921,440	\$767,666
Gross Income per SqFt	\$17.10	\$19.85	\$17.43
Full Market Value	\$3,090,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$68.00	\$86.00	\$69.00
Distance from Cooperative in miles		0.35	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00229-0006	3-00254-0006	3-02104-0008
Address	129 COLUMBIA HEIGHTS	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	37	47	71
Year Built	1900	1923	1927
Gross SqFt	48,450	46,410	44,046
Estimated Gross Income	\$828,398	\$921,440	\$767,666
Gross Income per SqFt	\$17.10	\$19.85	\$17.43
Full Market Value	\$3,280,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$68.00	\$86.00	\$69.00
Distance from Cooperative in miles		0.35	1.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00230-0017	3-01153-0010	3-01167-0013
Address	35 CLARK STREET	93 UNDERHILL AVENUE	452 PARK PLACE
Neighborhood	BROOKLYN HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	35	39
Year Built	1923	1930	1926
Gross SqFt	37,800	32,835	29,560
Estimated Gross Income	\$606,202	\$524,396	\$485,870
Gross Income per SqFt	\$16.04	\$15.97	\$16.44
Full Market Value	\$2,400,000	\$2,080,000	\$1,920,000
Market Value per SqFt	\$63.00	\$63.00	\$65.00
Distance from Cooperative in miles		2.15	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0017	3-02139-0014	3-01178-0075
Address	41 CLARK STREET	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	307	41	30
Year Built	1911	1917	1920
Gross SqFt	25,407	25,924	25,556
Estimated Gross Income	\$418,707	\$491,640	\$402,821
Gross Income per SqFt	\$16.48	\$18.96	\$15.76
Full Market Value	\$1,660,000	\$1,950,000	\$943,000
Market Value per SqFt	\$65.00	\$75.00	\$36.90
Distance from Cooperative in miles		1.85	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0019	3-06468-0016	3-05155-0050
Address	44 PINEAPPLE STREET	1429 SHORE PARKWAY	405 WESTMINSTER ROAD
Neighborhood	BROOKLYN HEIGHTS	BATH BEACH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	275	263	138
Year Built	1929	1960	1960
Gross SqFt	441,063	257,300	153,424
Estimated Gross Income	\$5,074,004	\$3,404,125	\$1,883,105
Gross Income per SqFt	\$11.50	\$13.23	\$12.27
Full Market Value	\$17,500,000	\$12,400,000	\$6,500,000
Market Value per SqFt	\$39.70	\$48.00	\$42.40
Distance from Cooperative in miles		6.90	4.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00231-0030	3-01946-0004	3-00236-0015
Address	60 PINEAPPLE STREET	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	74	86	191
Year Built	1899	1905	1928
Gross SqFt	114,445	113,924	157,042
Estimated Gross Income	\$1,650,297	\$1,813,401	\$2,462,596
Gross Income per SqFt	\$14.42	\$15.92	\$15.68
Full Market Value	\$6,020,000	\$7,180,000	\$5,760,000
Market Value per SqFt	\$53.00	\$63.00	\$36.70
Distance from Cooperative in miles		1.65	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00232-0001	3-05155-0050	3-00236-0015
Address	79 CLARK STREET	405 WESTMINSTER ROAD	55 PIERREPONT STREET
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	301	138	191
Year Built	1971	1960	1928
Gross SqFt	450,503	153,424	157,042
Estimated Gross Income	\$6,263,162	\$1,883,105	\$2,462,596
Gross Income per SqFt	\$13.90	\$12.27	\$15.68
Full Market Value	\$14,700,000	\$6,500,000	\$5,760,000
Market Value per SqFt	\$32.60	\$42.00	\$36.70
Distance from Cooperative in miles		4.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0008	3-00236-0103	3-00416-0017
Address	1 PIERREPONT STREET	52 CLARK STREET	419 DE GRAW STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	GOWANUS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	26	142	90
Year Built	1924	1928	1931
Gross SqFt	75,120	79,460	76,334
Estimated Gross Income	\$1,832,981	\$2,280,583	\$1,568,292
Gross Income per SqFt	\$24.40	\$28.70	\$20.55
Full Market Value	\$7,960,000	\$10,900,000	\$6,810,000
Market Value per SqFt	\$106.00	\$137.00	\$89.00
Distance from Cooperative in miles		0.10	1.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0019	3-02396-0027	3-05079-0019
Address	177 COLUMBIA HEIGHTS	279 SOUTH 1 STREET	142 ST PAUL'S PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	29	22	16
Year Built	1925	1910	1912
Gross SqFt	16,250	16,250	16,080
Estimated Gross Income	\$308,807	\$247,118	\$305,520
Gross Income per SqFt	\$19.00	\$15.21	\$19.00
Full Market Value	\$1,220,000	\$579,000	\$1,210,000
Market Value per SqFt	\$75.00	\$36.00	\$75.00
Distance from Cooperative in miles		2.35	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00234-0059	3-00254-0006	3-02104-0008
Address	128 WILLOW STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	48	47	71
Year Built	1925	1923	1927
Gross SqFt	44,100	46,410	44,046
Estimated Gross Income	\$754,022	\$921,440	\$767,666
Gross Income per SqFt	\$17.10	\$19.85	\$17.43
Full Market Value	\$2,980,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$68.00	\$86.00	\$69.00
Distance from Cooperative in miles		0.30	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0004	3-00254-0006	3-02104-0008
Address	35 PIERREPONT STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	33	47	71
Year Built	1929	1923	1927
Gross SqFt	45,664	46,410	44,046
Estimated Gross Income	\$799,577	\$921,440	\$767,666
Gross Income per SqFt	\$17.51	\$19.85	\$17.43
Full Market Value	\$3,160,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$69.00	\$86.00	\$69.00
Distance from Cooperative in miles		0.25	1.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0015	3-01067-0007	3-02396-0027
Address	149 WILLOW STREET	820 PRESIDENT STREET	279 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	20	22
Year Built	1900	1920	1910
Gross SqFt	14,925	16,470	16,250
Estimated Gross Income	\$408,607	\$618,000	\$247,118
Gross Income per SqFt	\$27.40	\$37.50	\$15.21
Full Market Value	\$1,960,000	\$3,100,000	\$579,000
Market Value per SqFt	\$131.00	\$188.00	\$35.60
Distance from Cooperative in miles		2.00	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0020	3-05279-0043	3-08722-0475
Address	135 WILLOW STREET	829 GREENWOOD AVENUE	200 BRIGHTON 15 STREET
Neighborhood	BROOKLYN HEIGHTS	WINDSOR TERRACE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	135	96
Year Built	1956	1982	1951
Gross SqFt	91,416	104,640	96,600
Estimated Gross Income	\$2,167,528	\$2,198,318	\$1,530,279
Gross Income per SqFt	\$23.71	\$21.01	\$15.84
Full Market Value	\$9,410,000	\$9,550,000	\$6,060,000
Market Value per SqFt	\$103.00	\$91.00	\$63.00
Distance from Cooperative in miles		3.25	8.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0028	3-06114-0006	3-01177-0007
Address	115 WILLOW STREET	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	39	74	63
Year Built	1927	1928	1920
Gross SqFt	49,158	48,000	47,925
Estimated Gross Income	\$867,845	\$824,364	\$1,017,829
Gross Income per SqFt	\$17.65	\$17.17	\$21.24
Full Market Value	\$3,430,000	\$3,260,000	\$2,380,000
Market Value per SqFt	\$70.00	\$68.00	\$49.70
Distance from Cooperative in miles		5.90	2.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0044	3-00384-0072	3-02096-0014
Address	130 HICKS STREET	15 WYCKOFF STREET	205 ASHLAND PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	FORT GREENE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	40	40	16
Year Built	1958	1900	1931
Gross SqFt	22,750	26,084	25,032
Estimated Gross Income	\$500,284	\$598,956	\$550,930
Gross Income per SqFt	\$21.99	\$22.96	\$22.01
Full Market Value	\$2,170,000	\$2,600,000	\$2,390,000
Market Value per SqFt	\$95.00	\$100.00	\$95.00
Distance from Cooperative in miles		0.70	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00235-0052	3-01067-0007	3-02396-0027
Address	142 HICKS STREET	820 PRESIDENT STREET	279 SOUTH 1 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	20	22
Year Built	1900	1920	1910
Gross SqFt	8,252	16,470	16,250
Estimated Gross Income	\$225,918	\$618,000	\$247,118
Gross Income per SqFt	\$27.40	\$37.50	\$15.21
Full Market Value	\$1,080,000	\$3,100,000	\$579,000
Market Value per SqFt	\$131.00	\$188.00	\$35.60
Distance from Cooperative in miles		2.00	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0001	3-03168-0001	3-08716-0064
Address	160 HENRY STREET	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	BROOKLYN HEIGHTS	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	99	77
Year Built	1924	1931	1926
Gross SqFt	66,400	65,402	67,000
Estimated Gross Income	\$1,201,647	\$1,116,743	\$1,219,737
Gross Income per SqFt	\$18.10	\$17.08	\$18.21
Full Market Value	\$4,760,000	\$4,420,000	\$4,830,000
Market Value per SqFt	\$72.00	\$68.00	\$72.00
Distance from Cooperative in miles		3.85	8.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0011	3-00247-0028	3-00036-0016
Address	69 PIERREPONT STREET	74 MONTAGUE STREET	16 WATER STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	40	59	23
Year Built	1905	1912	1910
Gross SqFt	55,284	54,640	50,932
Estimated Gross Income	\$1,162,197	\$1,025,052	\$1,259,661
Gross Income per SqFt	\$21.02	\$18.76	\$24.73
Full Market Value	\$5,050,000	\$4,060,000	\$5,470,000
Market Value per SqFt	\$91.00	\$74.00	\$107.00
Distance from Cooperative in miles		0.15	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0018	3-01177-0007	3-06114-0006
Address	187 HICKS STREET	781 WASHINGTON AVENUE	310 94 STREET
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	BAY RIDGE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	29	63	74
Year Built	1936	1920	1928
Gross SqFt	48,387	47,925	48,000
Estimated Gross Income	\$853,237	\$1,017,829	\$824,364
Gross Income per SqFt	\$17.63	\$21.24	\$17.17
Full Market Value	\$3,380,000	\$2,380,000	\$3,260,000
Market Value per SqFt	\$70.00	\$50.00	\$68.00
Distance from Cooperative in miles		2.35	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0078	3-00265-0050	3-01932-0022
Address	175 HICKS STREET	56 COURT STREET	309 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	24	48	35
Year Built	1900	1927	1905
Gross SqFt	18,300	19,622	19,291
Estimated Gross Income	\$430,323	\$473,760	\$449,797
Gross Income per SqFt	\$23.51	\$24.14	\$23.32
Full Market Value	\$1,870,000	\$2,060,000	\$1,950,000
Market Value per SqFt	\$102.00	\$105.00	\$101.00
Distance from Cooperative in miles		0.35	1.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0088	3-01946-0004	3-08723-0410
Address	145 HICKS STREET	379 WASHINGTON AVENUE	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	CLINTON HILL	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	107	86	132
Year Built	1935	1905	1951
Gross SqFt	113,604	113,924	109,832
Estimated Gross Income	\$2,457,255	\$1,813,401	\$1,739,892
Gross Income per SqFt	\$21.63	\$15.92	\$15.84
Full Market Value	\$10,700,000	\$7,180,000	\$6,890,000
Market Value per SqFt	\$94.00	\$63.00	\$63.00
Distance from Cooperative in miles		1.70	8.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0112	3-00297-0019	3-01178-0087
Address	70 CLARK STREET	182 AMITY STREET	487 LINCOLN PLACE
Neighborhood	BROOKLYN HEIGHTS	COBBLE HILL	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	48	48	31
Year Built	1960	1900	1920
Gross SqFt	30,610	35,950	26,952
Estimated Gross Income	\$526,207	\$609,057	\$477,521
Gross Income per SqFt	\$17.19	\$16.94	\$17.72
Full Market Value	\$2,080,000	\$2,410,000	\$1,120,000
Market Value per SqFt	\$68.00	\$67.00	\$41.60
Distance from Cooperative in miles		0.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00236-0133	3-00970-0009	3-00146-0036
Address	148 HENRY STREET	283 5 AVENUE	406 ALBEE SQUARE
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	15
Year Built	1840	1920	1905
Gross SqFt	4,050	7,652	9,055
Estimated Gross Income	\$87,184	\$269,398	\$153,051
Gross Income per SqFt	\$21.53	\$35.20	\$16.90
Full Market Value	\$379,000	\$1,290,000	\$606,000
Market Value per SqFt	\$94.00	\$169.00	\$67.00
Distance from Cooperative in miles		1.80	0.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00237-0008	3-00036-0016	3-06264-0029
Address	161 HENRY STREET	16 WATER STREET	2160 78 STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	BENSONHURST
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	31	23	52
Year Built	1906	1910	1991
Gross SqFt	51,110	50,932	51,419
Estimated Gross Income	\$1,057,077	\$1,259,661	\$994,684
Gross Income per SqFt	\$20.68	\$24.73	\$19.34
Full Market Value	\$4,590,000	\$5,470,000	\$2,330,000
Market Value per SqFt	\$90.00	\$107.00	\$45.30
Distance from Cooperative in miles		0.45	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00237-0017	3-01251-0001	3-01177-0007
Address	153 HENRY STREET	243 KINGSTON AVENUE	781 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	74	80	63
Year Built	1928	1910	1920
Gross SqFt	49,013	54,516	47,925
Estimated Gross Income	\$1,037,434	\$1,164,497	\$1,017,829
Gross Income per SqFt	\$21.17	\$21.36	\$21.24
Full Market Value	\$4,500,000	\$2,730,000	\$2,380,000
Market Value per SqFt	\$92.00	\$50.00	\$49.70
Distance from Cooperative in miles		3.20	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0006	3-00146-0036	3-00172-0064
Address	123 PIERREPONT STREET	406 ALBEE SQUARE	375 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	15	20
Year Built	1849	1905	1905
Gross SqFt	14,905	9,055	15,200
Estimated Gross Income	\$518,749	\$153,051	\$272,223
Gross Income per SqFt	\$34.80	\$16.90	\$17.91
Full Market Value	\$2,480,000	\$606,000	\$1,080,000
Market Value per SqFt	\$166.00	\$67.00	\$71.00
Distance from Cooperative in miles		0.55	0.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0024	3-00178-0016	3-00193-0050
Address	28 MONROE PLACE	404 STATE STREET	129 BOERUM PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BOERUM HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	35	60	46
Year Built	1955	1928	1999
Gross SqFt	27,294	29,214	42,000
Estimated Gross Income	\$655,056	\$794,536	\$1,270,348
Gross Income per SqFt	\$24.00	\$27.20	\$30.20
Full Market Value	\$2,840,000	\$3,810,000	\$6,090,000
Market Value per SqFt	\$104.00	\$130.00	\$145.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0026	3-01874-0001	3-00275-0001
Address	22 MONROE PLACE	39 WAVERLY AVENUE	200 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	NAVY YARD	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	53	76	94
Year Built	1928	1920	1926
Gross SqFt	70,645	70,000	73,032
Estimated Gross Income	\$2,401,224	\$3,586,833	\$1,730,892
Gross Income per SqFt	\$34.00	\$51.00	\$23.70
Full Market Value	\$11,500,000	\$18,000,000	\$7,520,000
Market Value per SqFt	\$163.00	\$257.00	\$103.00
Distance from Cooperative in miles		1.25	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0035	3-00250-0030	3-08723-0410
Address	10 CLINTON STREET	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	121	187	132
Year Built	1971	1999	1951
Gross SqFt	212,656	182,000	109,832
Estimated Gross Income	\$2,873,748	\$8,007,050	\$1,739,892
Gross Income per SqFt	\$13.51	\$44.00	\$15.84
Full Market Value	\$6,730,000	\$40,200,000	\$6,890,000
Market Value per SqFt	\$31.60	\$221.00	\$63.00
Distance from Cooperative in miles		0.15	8.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0061	3-02764-0008	3-00193-0050
Address	24 CLINTON STREET	692 METROPOLITAN AVENUE	129 BOERUM PLACE
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-EAST	BOERUM HILL
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	60	35	46
Year Built	1926	1930	1999
Gross SqFt	36,480	37,500	42,000
Estimated Gross Income	\$918,318	\$2,348,429	\$1,270,348
Gross Income per SqFt	\$25.20	\$63.00	\$30.20
Full Market Value	\$3,990,000	\$11,800,000	\$6,090,000
Market Value per SqFt	\$109.00	\$315.00	\$145.00
Distance from Cooperative in miles		2.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00238-0065	3-00250-0030	3-08723-0410
Address	40 CLINTON STREET	182 MONTAGUE STREET	1511 CORBIN PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	153	187	132
Year Built	1964	1999	1951
Gross SqFt	116,245	182,000	109,832
Estimated Gross Income	\$3,030,426	\$8,007,050	\$1,739,892
Gross Income per SqFt	\$26.10	\$44.00	\$15.84
Full Market Value	\$13,200,000	\$40,200,000	\$6,890,000
Market Value per SqFt	\$114.00	\$221.00	\$63.00
Distance from Cooperative in miles		0.15	8.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0001	3-00247-0028	3-01177-0007
Address	200 HICKS STREET	74 MONTAGUE STREET	781 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	17	59	63
Year Built	1910	1912	1920
Gross SqFt	39,000	54,640	47,925
Estimated Gross Income	\$723,060	\$1,025,052	\$1,017,829
Gross Income per SqFt	\$18.54	\$18.76	\$21.24
Full Market Value	\$2,860,000	\$4,060,000	\$2,380,000
Market Value per SqFt	\$73.00	\$74.00	\$49.70
Distance from Cooperative in miles		0.05	2.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0008	3-00242-0018	3-00268-0039
Address	65 MONTAGUE STREET	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	42	19	32
Year Built	1934	1920	1900
Gross SqFt	29,000	24,528	21,040
Estimated Gross Income	\$489,569	\$429,871	\$408,390
Gross Income per SqFt	\$16.88	\$17.53	\$19.41
Full Market Value	\$1,940,000	\$1,700,000	\$1,770,000
Market Value per SqFt	\$67.00	\$69.00	\$84.00
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0012	3-01078-0016	3-01079-0040
Address	57 MONTAGUE STREET	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	47	30
Year Built	1949	1920	1920
Gross SqFt	97,938	39,261	36,636
Estimated Gross Income	\$2,055,856	\$571,250	\$554,952
Gross Income per SqFt	\$20.99	\$14.55	\$15.15
Full Market Value	\$8,930,000	\$2,090,000	\$2,200,000
Market Value per SqFt	\$91.00	\$53.00	\$60.00
Distance from Cooperative in miles		2.05	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0028	3-00242-0018	3-00268-0039
Address	20 PIERREPONT STREET	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	19	32
Year Built	1934	1920	1900
Gross SqFt	29,100	24,528	21,040
Estimated Gross Income	\$491,257	\$429,871	\$408,390
Gross Income per SqFt	\$16.88	\$17.53	\$19.41
Full Market Value	\$1,940,000	\$1,700,000	\$1,770,000
Market Value per SqFt	\$67.00	\$69.00	\$84.00
Distance from Cooperative in miles		0.10	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00241-0036	3-01162-0010	3-01162-0011
Address	34 PIERREPONT STREET	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	BROOKLYN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	11	11
Year Built	1900	1931	1931
Gross SqFt	8,555	6,924	7,280
Estimated Gross Income	\$170,769	\$144,528	\$147,451
Gross Income per SqFt	\$19.96	\$20.87	\$20.25
Full Market Value	\$742,000	\$628,000	\$640,000
Market Value per SqFt	\$87.00	\$91.00	\$88.00
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-0012	3-00253-0007	3-02425-0029
Address	103 MONTAGUE STREET	99 JORALEMON STREET	399 HEWES STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	26	32	29
Year Built	1900	1922	1917
Gross SqFt	38,760	30,480	25,800
Estimated Gross Income	\$855,546	\$701,293	\$543,778
Gross Income per SqFt	\$22.07	\$23.01	\$21.08
Full Market Value	\$3,710,000	\$3,050,000	\$1,270,000
Market Value per SqFt	\$96.00	\$100.00	\$49.20
Distance from Cooperative in miles		0.10	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-0027	3-00254-0081	3-00265-0006
Address	66 PIERREPONT STREET	142 REMSEN STREET	59 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	40	51	43
Year Built	1912	1936	1917
Gross SqFt	54,000	41,250	63,224
Estimated Gross Income	\$926,073	\$752,857	\$1,098,719
Gross Income per SqFt	\$17.15	\$18.25	\$17.38
Full Market Value	\$3,670,000	\$2,980,000	\$4,350,000
Market Value per SqFt	\$68.00	\$72.00	\$69.00
Distance from Cooperative in miles		0.15	0.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0009	3-00396-0053	3-00268-0039
Address	39 REMSEN STREET	311 BALTIC STREET	54 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	16	20	32
Year Built	1910	1900	1900
Gross SqFt	17,600	17,640	21,040
Estimated Gross Income	\$340,806	\$265,680	\$408,390
Gross Income per SqFt	\$19.36	\$15.06	\$19.41
Full Market Value	\$1,480,000	\$1,050,000	\$1,770,000
Market Value per SqFt	\$84.00	\$60.00	\$84.00
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0025	3-00254-0006	3-00254-0081
Address	62 MONTAGUE STREET	141 JORALEMON STREET	142 REMSEN STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	43	47	51
Year Built	1900	1923	1936
Gross SqFt	45,000	46,410	41,250
Estimated Gross Income	\$845,424	\$921,440	\$752,857
Gross Income per SqFt	\$18.79	\$19.85	\$18.25
Full Market Value	\$3,350,000	\$4,000,000	\$2,980,000
Market Value per SqFt	\$74.00	\$86.00	\$72.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00247-0027	3-00177-0034	3-00307-0006
Address	66 MONTAGUE STREET	397 ATLANTIC AVENUE	265 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	13	14
Year Built	1940	2004	1931
Gross SqFt	11,750	14,800	9,500
Estimated Gross Income	\$243,986	\$471,952	\$173,423
Gross Income per SqFt	\$20.76	\$31.90	\$18.26
Full Market Value	\$1,060,000	\$2,260,000	\$686,000
Market Value per SqFt	\$90.00	\$153.00	\$72.00
Distance from Cooperative in miles		0.80	0.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00250-0014	3-00235-0042	3-02425-0029
Address	159 REMSEN STREET	36 CLARK STREET	399 HEWES STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	21	33	29
Year Built	1930	1910	1917
Gross SqFt	20,570	24,570	25,800
Estimated Gross Income	\$474,591	\$635,157	\$543,778
Gross Income per SqFt	\$23.07	\$25.90	\$21.08
Full Market Value	\$2,060,000	\$2,760,000	\$1,270,000
Market Value per SqFt	\$100.00	\$112.00	\$49.20
Distance from Cooperative in miles		0.30	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0001	3-00254-0081	3-00265-0006
Address	1 GRACE COURT	142 REMSEN STREET	59 LIVINGSTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	51	43
Year Built	1926	1936	1917
Gross SqFt	46,080	41,250	63,224
Estimated Gross Income	\$788,877	\$752,857	\$1,098,719
Gross Income per SqFt	\$17.12	\$18.25	\$17.38
Full Market Value	\$3,120,000	\$2,980,000	\$4,350,000
Market Value per SqFt	\$68.00	\$72.00	\$69.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0043	3-01091-0040	3-02409-0027
Address	41 GRACE COURT	136 PROSPECT PARK WEST	271 SOUTH 2 STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	18	35
Year Built	1963	1931	1914
Gross SqFt	27,664	20,562	22,308
Estimated Gross Income	\$487,816	\$429,355	\$408,558
Gross Income per SqFt	\$17.63	\$20.88	\$18.31
Full Market Value	\$1,930,000	\$1,860,000	\$956,000
Market Value per SqFt	\$70.00	\$90.00	\$42.90
Distance from Cooperative in miles		2.25	2.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00251-0055	3-01078-0016	3-01079-0040
Address	19 GRACE COURT	530 2 STREET	70 PROSPECT PARK WEST
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	47	30
Year Built	1926	1920	1920
Gross SqFt	41,028	39,261	36,636
Estimated Gross Income	\$640,644	\$571,250	\$554,952
Gross Income per SqFt	\$15.61	\$14.55	\$15.15
Full Market Value	\$2,540,000	\$2,090,000	\$2,200,000
Market Value per SqFt	\$62.00	\$53.00	\$60.00
Distance from Cooperative in miles		2.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00252-0008	3-01925-0007	3-01946-0004
Address	2 GRACE COURT	213 TAAFFE PLACE	379 WASHINGTON AVENUE
Neighborhood	BROOKLYN HEIGHTS	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	144	90	86
Year Built	1930	1935	1905
Gross SqFt	143,418	108,000	113,924
Estimated Gross Income	\$2,187,741	\$2,034,802	\$1,813,401
Gross Income per SqFt	\$15.25	\$18.84	\$15.92
Full Market Value	\$8,660,000	\$8,050,000	\$7,180,000
Market Value per SqFt	\$60.00	\$75.00	\$63.00
Distance from Cooperative in miles		2.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0053	3-00253-0007	3-02305-0018
Address	60 REMSEN STREET	99 JORALEMON STREET	193 NORTH 9 STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	WILLIAMSBURG-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	87	32	68
Year Built	1956	1922	1930
Gross SqFt	76,730	30,480	105,718
Estimated Gross Income	\$1,693,654	\$701,293	\$3,072,845
Gross Income per SqFt	\$22.07	\$23.01	\$29.10
Full Market Value	\$7,350,000	\$3,050,000	\$14,700,000
Market Value per SqFt	\$96.00	\$100.00	\$139.00
Distance from Cooperative in miles		0.00	2.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0057	3-00254-0006	3-00247-0028
Address	68 REMSEN STREET	141 JORALEMON STREET	74 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	103	47	59
Year Built	1928	1923	1912
Gross SqFt	66,500	46,410	54,640
Estimated Gross Income	\$1,249,349	\$921,440	\$1,025,052
Gross Income per SqFt	\$18.79	\$19.85	\$18.76
Full Market Value	\$4,940,000	\$4,000,000	\$4,060,000
Market Value per SqFt	\$74.00	\$86.00	\$74.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00253-0061	3-00268-0039	3-00235-0042
Address	76 REMSEN STREET	54 LIVINGSTON STREET	36 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	26	32	33
Year Built	1923	1900	1910
Gross SqFt	29,472	21,040	24,570
Estimated Gross Income	\$527,894	\$408,390	\$635,157
Gross Income per SqFt	\$17.91	\$19.41	\$25.90
Full Market Value	\$2,090,000	\$1,770,000	\$2,760,000
Market Value per SqFt	\$71.00	\$84.00	\$112.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0001	3-00242-0018	3-01948-0040
Address	114 CLINTON STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	38	19	22
Year Built	1924	1920	1920
Gross SqFt	48,138	24,528	22,500
Estimated Gross Income	\$751,665	\$429,871	\$349,697
Gross Income per SqFt	\$15.61	\$17.53	\$15.54
Full Market Value	\$2,980,000	\$1,700,000	\$1,380,000
Market Value per SqFt	\$62.00	\$69.00	\$61.00
Distance from Cooperative in miles		0.15	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0004	3-00470-0008	3-00254-0066
Address	151 JORALEMON STREET	451 COURT STREET	110 REMSEN STREET
Neighborhood	BROOKLYN HEIGHTS	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	D7-ELEVATOR
Total Units	20	13	15
Year Built	1905	1920	1900
Gross SqFt	12,450	12,800	13,258
Estimated Gross Income	\$320,588	\$358,400	\$350,398
Gross Income per SqFt	\$25.80	\$28.00	\$26.40
Full Market Value	\$1,390,000	\$1,720,000	\$1,520,000
Market Value per SqFt	\$112.00	\$134.00	\$115.00
Distance from Cooperative in miles		1.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0019	3-01078-0016	3-02789-0011
Address	245 HENRY STREET	530 2 STREET	740 GRAND STREET
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE	WILLIAMSBURG-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	56	47	27
Year Built	1957	1920	1920
Gross SqFt	58,803	39,261	48,000
Estimated Gross Income	\$861,870	\$571,250	\$848,025
Gross Income per SqFt	\$14.66	\$14.55	\$17.67
Full Market Value	\$3,150,000	\$2,090,000	\$3,360,000
Market Value per SqFt	\$54.00	\$53.00	\$70.00
Distance from Cooperative in miles		1.85	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-0062	3-00242-0018	3-01948-0040
Address	100 REMSEN STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	81	19	22
Year Built	1950	1920	1920
Gross SqFt	65,920	24,528	22,500
Estimated Gross Income	\$1,029,328	\$429,871	\$349,697
Gross Income per SqFt	\$15.61	\$17.53	\$15.54
Full Market Value	\$4,070,000	\$1,700,000	\$1,380,000
Market Value per SqFt	\$62.00	\$69.00	\$61.00
Distance from Cooperative in miles		0.15	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00255-0025	3-00182-0057	3-00020-0006
Address	99 CLINTON STREET	103 SMITH STREET	25 JAY STREET
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	DOWNTOWN-FULTON FERRY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	28	28
Year Built	1900	1900	1920
Gross SqFt	25,900	19,200	47,735
Estimated Gross Income	\$421,497	\$388,124	\$775,073
Gross Income per SqFt	\$16.27	\$20.21	\$16.24
Full Market Value	\$1,670,000	\$1,690,000	\$3,070,000
Market Value per SqFt	\$64.00	\$88.00	\$64.00
Distance from Cooperative in miles		0.40	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00258-0106	3-01104-0002	3-01150-0001
Address	65 ATLANTIC AVENUE	453 7 AVENUE	305 FLATBUSH AVENUE
Neighborhood	BROOKLYN HEIGHTS	PARK SLOPE SOUTH	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	16	13
Year Built	1900	1921	1931
Gross SqFt	6,920	5,732	5,541
Estimated Gross Income	\$152,887	\$130,630	\$98,195
Gross Income per SqFt	\$22.09	\$22.79	\$17.72
Full Market Value	\$664,000	\$567,000	\$389,000
Market Value per SqFt	\$96.00	\$99.00	\$70.00
Distance from Cooperative in miles		2.25	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00259-0047	3-00183-0047	3-00258-0048
Address	30 WILLOW PLACE	373 PACIFIC STREET	42 COLUMBIA PLACE
Neighborhood	BROOKLYN HEIGHTS	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	20
Year Built	1900	1930	1900
Gross SqFt	13,925	10,375	11,160
Estimated Gross Income	\$380,513	\$313,038	\$348,084
Gross Income per SqFt	\$27.30	\$30.20	\$31.20
Full Market Value	\$1,820,000	\$1,500,000	\$1,670,000
Market Value per SqFt	\$131.00	\$145.00	\$150.00
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00261-0018	3-02558-0064	3-01824-0070
Address	277 HICKS STREET	109 GREENPOINT AVENUE	377 PUTNAM AVENUE
Neighborhood	BROOKLYN HEIGHTS	GREENPOINT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	31
Year Built	1960	1930	1910
Gross SqFt	24,925	13,000	16,800
Estimated Gross Income	\$611,781	\$312,145	\$446,807
Gross Income per SqFt	\$24.54	\$24.01	\$26.60
Full Market Value	\$2,660,000	\$1,360,000	\$1,940,000
Market Value per SqFt	\$107.00	\$105.00	\$115.00
Distance from Cooperative in miles		3.35	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00262-0055	3-00657-0018	3-00280-0027
Address	282 HENRY STREET	158 26 STREET	16 DEAN STREET
Neighborhood	BROOKLYN HEIGHTS	SUNSET PARK	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	16
Year Built	1900	1930	1900
Gross SqFt	5,850	4,500	7,624
Estimated Gross Income	\$134,067	\$133,000	\$216,521
Gross Income per SqFt	\$22.92	\$29.60	\$28.40
Full Market Value	\$582,000	\$637,000	\$1,040,000
Market Value per SqFt	\$99.00	\$142.00	\$136.00
Distance from Cooperative in miles		2.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00264-0010	3-00216-0014	3-00236-0101
Address	132 JORALEMON STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	14
Year Built	1900	1900	1928
Gross SqFt	8,700	8,456	7,250
Estimated Gross Income	\$179,220	\$182,743	\$150,108
Gross Income per SqFt	\$20.60	\$21.61	\$20.70
Full Market Value	\$778,000	\$794,000	\$652,000
Market Value per SqFt	\$89.00	\$94.00	\$90.00
Distance from Cooperative in miles		0.50	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00264-0017	3-05099-0106	3-06034-0041
Address	130 CLINTON STREET	522 OCEAN AVENUE	8502 4 AVENUE
Neighborhood	BROOKLYN HEIGHTS	FLATBUSH-CENTRAL	BAY RIDGE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	92	99	55
Year Built	1926	1927	1925
Gross SqFt	93,500	78,889	64,000
Estimated Gross Income	\$1,370,420	\$1,170,412	\$968,175
Gross Income per SqFt	\$14.66	\$14.84	\$15.13
Full Market Value	\$5,000,000	\$4,270,000	\$3,830,000
Market Value per SqFt	\$53.00	\$54.00	\$60.00
Distance from Cooperative in miles		3.40	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00265-0001	3-02305-0018	3-00051-0001
Address	75 LIVINGSTON STREET	193 NORTH 9 STREET	65 WASHINGTON STREET
Neighborhood	BROOKLYN HEIGHTS	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON FERRY
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	109	68	104
Year Built	1927	1930	1914
Gross SqFt	180,000	105,718	123,700
Estimated Gross Income	\$3,680,190	\$3,072,845	\$2,337,487
Gross Income per SqFt	\$20.45	\$29.10	\$18.90
Full Market Value	\$16,000,000	\$14,700,000	\$9,250,000
Market Value per SqFt	\$89.00	\$139.00	\$75.00
Distance from Cooperative in miles		2.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00266-0012	3-00236-0015	3-01946-0004
Address	77 LIVINGSTON STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	240	191	86
Year Built	1964	1928	1905
Gross SqFt	260,189	157,042	113,924
Estimated Gross Income	\$4,078,879	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$15.68	\$15.68	\$15.92
Full Market Value	\$16,100,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$62.00	\$37.00	\$63.00
Distance from Cooperative in miles		0.35	1.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00268-0015	3-00242-0018	3-01948-0040
Address	11 SCHERMERHORN STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	29	19	22
Year Built	1914	1920	1920
Gross SqFt	31,920	24,528	22,500
Estimated Gross Income	\$498,424	\$429,871	\$349,697
Gross Income per SqFt	\$15.61	\$17.53	\$15.54
Full Market Value	\$1,970,000	\$1,700,000	\$1,380,000
Market Value per SqFt	\$62.00	\$69.00	\$61.00
Distance from Cooperative in miles		0.30	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00268-0030	3-00242-0018	3-01948-0040
Address	38 LIVINGSTON STREET	191 HICKS STREET	91 CLIFTON PLACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	28	19	22
Year Built	1914	1920	1920
Gross SqFt	27,690	24,528	22,500
Estimated Gross Income	\$432,374	\$429,871	\$349,697
Gross Income per SqFt	\$15.61	\$17.53	\$15.54
Full Market Value	\$1,710,000	\$1,700,000	\$1,380,000
Market Value per SqFt	\$62.00	\$69.00	\$61.00
Distance from Cooperative in miles		0.30	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00271-0047	3-00236-0015	3-01946-0004
Address	96 SCHERMERHORN STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	105	191	86
Year Built	1928	1928	1905
Gross SqFt	100,000	157,042	113,924
Estimated Gross Income	\$1,546,030	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$15.46	\$15.68	\$15.92
Full Market Value	\$6,120,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$61.00	\$37.00	\$63.00
Distance from Cooperative in miles		0.45	1.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00276-0028	3-00821-0012	3-02558-0064
Address	166 STATE STREET	224 54 STREET	109 GREENPOINT AVENUE
Neighborhood	BROOKLYN HEIGHTS	BUSH TERMINAL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	18	16
Year Built	1900	1911	1930
Gross SqFt	12,600	10,800	13,000
Estimated Gross Income	\$281,623	\$240,571	\$312,145
Gross Income per SqFt	\$22.35	\$22.28	\$24.01
Full Market Value	\$1,220,000	\$563,000	\$1,360,000
Market Value per SqFt	\$97.00	\$52.00	\$105.00
Distance from Cooperative in miles		3.35	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00279-0035	3-00216-0014	3-00236-0101
Address	232 PACIFIC STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	14
Year Built	1900	1900	1928
Gross SqFt	8,400	8,456	7,250
Estimated Gross Income	\$173,040	\$182,743	\$150,108
Gross Income per SqFt	\$20.60	\$21.61	\$20.70
Full Market Value	\$751,000	\$794,000	\$652,000
Market Value per SqFt	\$89.00	\$94.00	\$90.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00285-0010	3-00177-0011	3-00177-0012
Address	122 ATLANTIC AVENUE	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	20
Year Built	1900	1920	1920
Gross SqFt	9,615	9,245	9,200
Estimated Gross Income	\$317,009	\$221,268	\$228,324
Gross Income per SqFt	\$33.00	\$23.93	\$24.82
Full Market Value	\$1,520,000	\$961,000	\$991,000
Market Value per SqFt	\$158.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00285-0030	3-00965-0032	3-00965-0071
Address	214 CLINTON STREET	118 GARFIELD PLACE	325 1 STREET
Neighborhood	COBBLE HILL	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	39	32
Year Built	1900	1925	1920
Gross SqFt	27,525	27,024	23,800
Estimated Gross Income	\$575,804	\$470,024	\$507,261
Gross Income per SqFt	\$20.92	\$17.39	\$21.31
Full Market Value	\$2,500,000	\$1,860,000	\$2,200,000
Market Value per SqFt	\$91.00	\$69.00	\$92.00
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00291-0043	3-00182-0039	3-00185-0039
Address	135 AMITY STREET	317 PACIFIC STREET	485 PACIFIC STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	20
Year Built	1901	1900	1913
Gross SqFt	7,680	6,328	13,516
Estimated Gross Income	\$179,962	\$121,439	\$190,213
Gross Income per SqFt	\$23.43	\$19.19	\$14.07
Full Market Value	\$781,000	\$527,000	\$694,000
Market Value per SqFt	\$102.00	\$83.00	\$51.00
Distance from Cooperative in miles		0.40	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0016	3-00177-0011	3-00177-0012
Address	174 PACIFIC STREET	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	20	20
Year Built	1901	1920	1920
Gross SqFt	32,052	9,245	9,200
Estimated Gross Income	\$672,156	\$221,268	\$228,324
Gross Income per SqFt	\$20.97	\$23.93	\$24.82
Full Market Value	\$2,920,000	\$961,000	\$991,000
Market Value per SqFt	\$91.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0049	3-00177-0011	3-00177-0012
Address	177 AMITY STREET	354 STATE STREET	356 STATE STREET
Neighborhood	COBBLE HILL	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	1910	1920	1920
Gross SqFt	7,920	9,245	9,200
Estimated Gross Income	\$166,007	\$221,268	\$228,324
Gross Income per SqFt	\$20.96	\$23.93	\$24.82
Full Market Value	\$721,000	\$961,000	\$991,000
Market Value per SqFt	\$91.00	\$104.00	\$108.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00292-0050	3-00210-0016	3-00215-0008
Address	175 AMITY STREET	42 HICKS STREET	32 MIDDAGH STREET
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	12	16
Year Built	1900	1900	1900
Gross SqFt	10,060	7,935	6,570
Estimated Gross Income	\$229,960	\$223,392	\$214,694
Gross Income per SqFt	\$22.86	\$28.20	\$32.70
Full Market Value	\$999,000	\$1,070,000	\$1,030,000
Market Value per SqFt	\$99.00	\$135.00	\$157.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00302-0009	3-00236-0015	3-08719-0038
Address	200 CONGRESS STREET	55 PIERREPONT STREET	160 WEST END AVENUE
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	114	191	184
Year Built	1952	1928	1963
Gross SqFt	151,676	157,042	155,661
Estimated Gross Income	\$2,468,375	\$2,462,596	\$2,662,934
Gross Income per SqFt	\$16.27	\$15.68	\$17.11
Full Market Value	\$9,770,000	\$5,760,000	\$10,500,000
Market Value per SqFt	\$64.00	\$37.00	\$67.00
Distance from Cooperative in miles		0.60	7.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00302-0058	3-02102-0008	3-01093-0038
Address	205 WARREN STREET	249 CUMBERLAND STREET	150 PROSPECT PARK WEST
Neighborhood	COBBLE HILL	FORT GREENE	PARK SLOPE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	70	30
Year Built	1901	1928	1921
Gross SqFt	33,000	38,742	35,298
Estimated Gross Income	\$691,697	\$952,461	\$813,994
Gross Income per SqFt	\$20.96	\$24.58	\$23.06
Full Market Value	\$3,000,000	\$4,140,000	\$3,530,000
Market Value per SqFt	\$91.00	\$107.00	\$100.00
Distance from Cooperative in miles		1.15	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00355-0030	3-01089-0001	3-01178-0087
Address	450 CLINTON STREET	719 8 AVENUE	487 LINCOLN PLACE
Neighborhood	CARROLL GARDENS	PARK SLOPE	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	32	31
Year Built	1900	1905	1920
Gross SqFt	36,000	31,468	26,952
Estimated Gross Income	\$684,126	\$658,728	\$477,521
Gross Income per SqFt	\$19.00	\$20.93	\$17.72
Full Market Value	\$2,710,000	\$2,860,000	\$1,120,000
Market Value per SqFt	\$75.00	\$91.00	\$41.60
Distance from Cooperative in miles		1.60	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00476-0001	3-00172-0064	3-00197-0055
Address	515 COURT STREET	375 STATE STREET	255 BERGEN STREET
Neighborhood	CARROLL GARDENS	DOWNTOWN-FULTON MALL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	32
Year Built	1930	1905	1900
Gross SqFt	15,725	15,200	18,916
Estimated Gross Income	\$242,951	\$272,223	\$361,747
Gross Income per SqFt	\$15.45	\$17.91	\$19.12
Full Market Value	\$962,000	\$1,080,000	\$1,570,000
Market Value per SqFt	\$61.00	\$71.00	\$83.00
Distance from Cooperative in miles		1.15	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00719-0037	3-00172-0064	3-00681-0052
Address	472 41 STREET	375 STATE STREET	215 33 STREET
Neighborhood	SUNSET PARK	DOWNTOWN-FULTON MALL	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	24
Year Built	1907	1905	1917
Gross SqFt	14,240	15,200	13,400
Estimated Gross Income	\$221,621	\$272,223	\$216,822
Gross Income per SqFt	\$15.56	\$17.91	\$16.18
Full Market Value	\$877,000	\$1,080,000	\$858,000
Market Value per SqFt	\$62.00	\$71.00	\$64.00
Distance from Cooperative in miles		2.85	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0013	3-00172-0064	3-02495-0042
Address	816 43 STREET	375 STATE STREET	1085 MANHATTAN AVENUE
Neighborhood	BOROUGH PARK	DOWNTOWN-FULTON MALL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	12
Year Built	1916	1905	1931
Gross SqFt	17,976	15,200	13,250
Estimated Gross Income	\$303,650	\$272,223	\$226,245
Gross Income per SqFt	\$16.89	\$17.91	\$17.08
Full Market Value	\$1,200,000	\$1,080,000	\$530,000
Market Value per SqFt	\$67.00	\$71.00	\$40.00
Distance from Cooperative in miles		3.10	6.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0017	3-00197-0055	3-00396-0053
Address	826 43 STREET	255 BERGEN STREET	311 BALTIC STREET
Neighborhood	BOROUGH PARK	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	32	20
Year Built	1916	1900	1900
Gross SqFt	17,976	18,916	17,640
Estimated Gross Income	\$303,650	\$361,747	\$265,680
Gross Income per SqFt	\$16.89	\$19.12	\$15.06
Full Market Value	\$1,200,000	\$1,570,000	\$1,050,000
Market Value per SqFt	\$67.00	\$83.00	\$60.00
Distance from Cooperative in miles		2.90	2.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00733-0025	3-00733-0038	3-01089-0001
Address	848 43 STREET	874 43 STREET	719 8 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	44	32
Year Built	1922	1926	1905
Gross SqFt	36,980	30,556	31,468
Estimated Gross Income	\$575,530	\$487,000	\$658,728
Gross Income per SqFt	\$15.56	\$15.94	\$20.93
Full Market Value	\$2,280,000	\$1,930,000	\$2,860,000
Market Value per SqFt	\$62.00	\$63.00	\$91.00
Distance from Cooperative in miles		0.00	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00738-0006	3-00681-0052	3-01096-0035
Address	4407 4 AVENUE	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1906	1917	1920
Gross SqFt	13,560	13,400	13,280
Estimated Gross Income	\$211,038	\$216,822	\$202,170
Gross Income per SqFt	\$15.56	\$16.18	\$15.22
Full Market Value	\$835,000	\$858,000	\$800,000
Market Value per SqFt	\$62.00	\$64.00	\$60.00
Distance from Cooperative in miles		0.60	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00738-0009	3-00681-0052	3-01096-0035
Address	4401 4 AVENUE	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	24
Year Built	1912	1917	1920
Gross SqFt	16,620	13,400	13,280
Estimated Gross Income	\$258,662	\$216,822	\$202,170
Gross Income per SqFt	\$15.56	\$16.18	\$15.22
Full Market Value	\$1,020,000	\$858,000	\$800,000
Market Value per SqFt	\$61.00	\$64.00	\$60.00
Distance from Cooperative in miles		0.60	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0030	3-00284-0017	3-00747-0048
Address	566 44 STREET	94 ATLANTIC AVENUE	461 46 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	32	43
Year Built	1914	1900	1912
Gross SqFt	13,752	40,701	37,700
Estimated Gross Income	\$121,532	\$1,334,447	\$401,121
Gross Income per SqFt	\$8.84	\$32.80	\$10.64
Full Market Value	\$314,000	\$6,390,000	\$1,250,000
Market Value per SqFt	\$22.83	\$157.00	\$33.20
Distance from Cooperative in miles		3.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0032	3-00681-0052	3-01096-0035
Address	570 44 STREET	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1914	1917	1920
Gross SqFt	14,112	13,400	13,280
Estimated Gross Income	\$219,629	\$216,822	\$202,170
Gross Income per SqFt	\$15.56	\$16.18	\$15.22
Full Market Value	\$869,000	\$858,000	\$800,000
Market Value per SqFt	\$62.00	\$64.00	\$60.00
Distance from Cooperative in miles		0.60	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0034	3-00681-0052	3-01096-0035
Address	574 44 STREET	215 33 STREET	558 11 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	24
Year Built	1914	1917	1920
Gross SqFt	13,776	13,400	13,280
Estimated Gross Income	\$217,095	\$216,822	\$202,170
Gross Income per SqFt	\$15.76	\$16.18	\$15.22
Full Market Value	\$859,000	\$858,000	\$800,000
Market Value per SqFt	\$62.00	\$64.00	\$60.00
Distance from Cooperative in miles		0.60	1.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00739-0037	3-00187-0014	3-00187-0016
Address	4404 6 AVENUE	256 PACIFIC STREET	260 PACIFIC STREET
Neighborhood	SUNSET PARK	BOERUM HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	25
Year Built	1914	1920	1920
Gross SqFt	18,000	17,215	17,215
Estimated Gross Income	\$284,774	\$275,066	\$275,066
Gross Income per SqFt	\$15.82	\$15.98	\$15.98
Full Market Value	\$1,130,000	\$1,090,000	\$1,090,000
Market Value per SqFt	\$63.00	\$63.00	\$63.00
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00750-0005	3-00733-0038	3-01089-0001
Address	712 45 STREET	874 43 STREET	719 8 AVENUE
Neighborhood	SUNSET PARK	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	44	32
Year Built	1924	1926	1905
Gross SqFt	36,000	30,556	31,468
Estimated Gross Income	\$584,752	\$487,000	\$658,728
Gross Income per SqFt	\$16.24	\$15.94	\$20.93
Full Market Value	\$2,310,000	\$1,930,000	\$2,860,000
Market Value per SqFt	\$64.00	\$63.00	\$91.00
Distance from Cooperative in miles		0.20	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00757-0039	3-00182-0039	3-03166-0035
Address	4612 6 AVENUE	317 PACIFIC STREET	18 IRVING AVENUE
Neighborhood	SUNSET PARK	BOERUM HILL	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1928	1900	1931
Gross SqFt	6,496	6,328	6,400
Estimated Gross Income	\$131,141	\$121,439	\$141,167
Gross Income per SqFt	\$20.19	\$19.19	\$22.06
Full Market Value	\$569,000	\$527,000	\$613,000
Market Value per SqFt	\$88.00	\$83.00	\$96.00
Distance from Cooperative in miles		3.05	5.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00758-0037	3-01281-0009	3-01281-0011
Address	672 46 STREET	1589 BEDFORD AVENUE	1585 BEDFORD AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1928	1905	1905
Gross SqFt	13,096	13,200	13,200
Estimated Gross Income	\$210,156	\$223,504	\$223,504
Gross Income per SqFt	\$16.05	\$16.93	\$16.93
Full Market Value	\$832,000	\$885,000	\$885,000
Market Value per SqFt	\$64.00	\$67.00	\$67.00
Distance from Cooperative in miles		3.05	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00758-0048	3-01281-0009	3-01281-0011
Address	671 47 STREET	1589 BEDFORD AVENUE	1585 BEDFORD AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1930	1905	1905
Gross SqFt	13,096	13,200	13,200
Estimated Gross Income	\$210,157	\$223,504	\$223,504
Gross Income per SqFt	\$16.05	\$16.93	\$16.93
Full Market Value	\$832,000	\$885,000	\$885,000
Market Value per SqFt	\$64.00	\$67.00	\$67.00
Distance from Cooperative in miles		3.05	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00850-0020	3-00312-0038	3-00774-0059
Address	730 57 STREET	251 KANE STREET	441 49 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1931	1910	1914
Gross SqFt	11,200	11,000	11,200
Estimated Gross Income	\$171,474	\$188,687	\$196,107
Gross Income per SqFt	\$15.31	\$17.15	\$17.51
Full Market Value	\$401,000	\$747,000	\$735,000
Market Value per SqFt	\$35.80	\$68.00	\$66.00
Distance from Cooperative in miles		3.45	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0023	3-01970-0001	3-00925-0019
Address	546 40 STREET	51 CLASSON AVENUE	832 42 STREET
Neighborhood	SUNSET PARK	BEDFORD STUYVESANT	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1920	1930	1920
Gross SqFt	14,072	14,796	14,116
Estimated Gross Income	\$260,895	\$300,340	\$264,748
Gross Income per SqFt	\$18.54	\$20.30	\$18.76
Full Market Value	\$1,030,000	\$1,300,000	\$620,000
Market Value per SqFt	\$73.00	\$88.00	\$43.90
Distance from Cooperative in miles		3.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0048	3-00297-0019	3-00733-0038
Address	549 41 STREET	182 AMITY STREET	874 43 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	48	44
Year Built	1927	1900	1926
Gross SqFt	33,528	35,950	30,556
Estimated Gross Income	\$552,541	\$609,057	\$487,000
Gross Income per SqFt	\$16.48	\$16.94	\$15.94
Full Market Value	\$2,190,000	\$2,410,000	\$1,930,000
Market Value per SqFt	\$65.00	\$67.00	\$63.00
Distance from Cooperative in miles		2.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00917-0058	3-08341-0113	3-08341-0118
Address	521 41 STREET	1073 EAST 73 STREET	1061 EAST 73 STREET
Neighborhood	SUNSET PARK	BERGEN BEACH	BERGEN BEACH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	41	24	24
Year Built	1927	2003	2003
Gross SqFt	27,614	27,975	27,975
Estimated Gross Income	\$437,444	\$455,154	\$455,154
Gross Income per SqFt	\$15.84	\$16.27	\$16.27
Full Market Value	\$1,730,000	\$1,800,000	\$1,800,000
Market Value per SqFt	\$63.00	\$64.00	\$64.00
Distance from Cooperative in miles		4.80	4.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0001	3-00681-0052	3-01173-0078
Address	605 41 STREET	215 33 STREET	369 ST JOHN'S PLACE
Neighborhood	SUNSET PARK	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	24	16
Year Built	1921	1917	1909
Gross SqFt	13,588	13,400	13,385
Estimated Gross Income	\$207,700	\$216,822	\$218,099
Gross Income per SqFt	\$15.29	\$16.18	\$16.29
Full Market Value	\$822,000	\$858,000	\$863,000
Market Value per SqFt	\$60.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.50	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0036	3-00297-0019	3-00733-0038
Address	4002 7 AVENUE	182 AMITY STREET	874 43 STREET
Neighborhood	SUNSET PARK	COBBLE HILL	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	48	44
Year Built	1925	1900	1926
Gross SqFt	35,712	35,950	30,556
Estimated Gross Income	\$588,534	\$609,057	\$487,000
Gross Income per SqFt	\$16.48	\$16.94	\$15.94
Full Market Value	\$2,330,000	\$2,410,000	\$1,930,000
Market Value per SqFt	\$65.00	\$67.00	\$63.00
Distance from Cooperative in miles		2.80	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0044	3-01178-0072	3-00187-0016
Address	673 41 STREET	511 LINCOLN PLACE	260 PACIFIC STREET
Neighborhood	SUNSET PARK	CROWN HEIGHTS	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	24	25
Year Built	1924	1912	1920
Gross SqFt	21,994	21,920	17,215
Estimated Gross Income	\$385,115	\$366,092	\$275,066
Gross Income per SqFt	\$17.51	\$16.70	\$15.98
Full Market Value	\$1,520,000	\$857,000	\$1,090,000
Market Value per SqFt	\$69.00	\$39.00	\$63.00
Distance from Cooperative in miles		2.75	2.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0052	3-01909-0011	3-02658-0026
Address	637 41 STREET	139 EMERSON PLACE	101 SUTTON STREET
Neighborhood	SUNSET PARK	CLINTON HILL	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	50	37
Year Built	1924	1946	1931
Gross SqFt	51,200	45,670	57,927
Estimated Gross Income	\$896,512	\$508,038	\$968,184
Gross Income per SqFt	\$17.51	\$11.12	\$16.71
Full Market Value	\$3,550,000	\$1,580,000	\$3,830,000
Market Value per SqFt	\$69.00	\$35.00	\$66.00
Distance from Cooperative in miles		3.75	6.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00918-0070	3-01066-0014	3-06157-0001
Address	611 41 STREET	888 UNION STREET	1405 70 STREET
Neighborhood	SUNSET PARK	PARK SLOPE	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1927
Gross SqFt	12,308	12,612	12,800
Estimated Gross Income	\$188,130	\$246,791	\$195,975
Gross Income per SqFt	\$15.29	\$19.57	\$15.31
Full Market Value	\$745,000	\$1,070,000	\$776,000
Market Value per SqFt	\$61.00	\$85.00	\$61.00
Distance from Cooperative in miles		2.30	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00919-0001	3-01167-0013	3-01176-0001
Address	4015 7 AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	39	32
Year Built	1916	1926	1922
Gross SqFt	29,296	29,560	28,620
Estimated Gross Income	\$482,798	\$485,870	\$500,486
Gross Income per SqFt	\$16.48	\$16.44	\$17.49
Full Market Value	\$1,910,000	\$1,920,000	\$1,980,000
Market Value per SqFt	\$65.00	\$65.00	\$69.00
Distance from Cooperative in miles		2.75	2.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00919-0006	3-00733-0038	3-00297-0019
Address	4011 7 AVENUE	874 43 STREET	182 AMITY STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	44	48
Year Built	1924	1926	1900
Gross SqFt	30,196	30,556	35,950
Estimated Gross Income	\$497,630	\$487,000	\$609,057
Gross Income per SqFt	\$16.48	\$15.94	\$16.94
Full Market Value	\$1,970,000	\$1,930,000	\$2,410,000
Market Value per SqFt	\$65.00	\$63.00	\$67.00
Distance from Cooperative in miles		0.20	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0004	3-00681-0052	3-01173-0078
Address	4113 7 AVENUE	215 33 STREET	369 ST JOHN'S PLACE
Neighborhood	SUNSET PARK	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	16
Year Built	1921	1917	1909
Gross SqFt	13,188	13,400	13,385
Estimated Gross Income	\$217,338	\$216,822	\$218,099
Gross Income per SqFt	\$16.48	\$16.18	\$16.29
Full Market Value	\$860,000	\$858,000	\$863,000
Market Value per SqFt	\$65.00	\$64.00	\$64.00
Distance from Cooperative in miles		0.65	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0017	3-01168-0034	3-02098-0011
Address	728 41 STREET	600 PARK PLACE	63 FT GREENE PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	FORT GREENE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	21
Year Built	1928	1912	1930
Gross SqFt	16,896	16,756	17,080
Estimated Gross Income	\$278,446	\$273,084	\$310,552
Gross Income per SqFt	\$16.48	\$16.30	\$18.18
Full Market Value	\$1,100,000	\$1,080,000	\$1,230,000
Market Value per SqFt	\$65.00	\$64.00	\$72.00
Distance from Cooperative in miles		2.90	3.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00922-0045	3-01178-0083	3-01178-0087
Address	755 42 STREET	493 LINCOLN PLACE	487 LINCOLN PLACE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	31	31
Year Built	1926	1920	1920
Gross SqFt	26,888	26,640	26,952
Estimated Gross Income	\$470,809	\$477,521	\$477,521
Gross Income per SqFt	\$17.51	\$17.92	\$17.72
Full Market Value	\$1,860,000	\$1,120,000	\$1,120,000
Market Value per SqFt	\$69.00	\$42.00	\$41.60
Distance from Cooperative in miles		2.80	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00942-0058	3-02139-0014	3-01178-0075
Address	117 STERLING PLACE	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	19	41	30
Year Built	1920	1917	1920
Gross SqFt	27,800	25,924	25,556
Estimated Gross Income	\$471,316	\$491,640	\$402,821
Gross Income per SqFt	\$16.95	\$18.96	\$15.76
Full Market Value	\$1,870,000	\$1,950,000	\$943,000
Market Value per SqFt	\$67.00	\$75.00	\$36.90
Distance from Cooperative in miles		2.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00942-0061	3-02396-0021	3-02396-0027
Address	113 STERLING PLACE	289 SOUTH 1 STREET	279 SOUTH 1 STREET
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	24	22
Year Built	1920	1909	1910
Gross SqFt	9,290	19,080	16,250
Estimated Gross Income	\$155,491	\$271,955	\$247,118
Gross Income per SqFt	\$16.74	\$14.25	\$15.21
Full Market Value	\$615,000	\$637,000	\$579,000
Market Value per SqFt	\$66.00	\$33.00	\$35.60
Distance from Cooperative in miles		2.55	2.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00946-0052	3-01149-0006	3-00261-0030
Address	160 5 AVENUE	677 CLASSON AVENUE	8 GARDEN PLACE
Neighborhood	PARK SLOPE	CROWN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	15
Year Built	1920	1990	1900
Gross SqFt	7,020	6,100	7,084
Estimated Gross Income	\$198,118	\$173,936	\$172,022
Gross Income per SqFt	\$28.20	\$28.50	\$24.28
Full Market Value	\$949,000	\$833,000	\$747,000
Market Value per SqFt	\$135.00	\$137.00	\$105.00
Distance from Cooperative in miles		1.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00951-0039	3-00385-0029	3-00467-0044
Address	160 LINCOLN PLACE	122 BERGEN STREET	115 4 PLACE
Neighborhood	PARK SLOPE	BOERUM HILL	CARROLL GARDENS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	16
Year Built	1920	1900	1906
Gross SqFt	8,112	8,400	8,300
Estimated Gross Income	\$167,107	\$155,773	\$192,866
Gross Income per SqFt	\$20.60	\$18.54	\$23.24
Full Market Value	\$726,000	\$617,000	\$837,000
Market Value per SqFt	\$89.00	\$73.00	\$101.00
Distance from Cooperative in miles		1.00	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00957-0062	3-02139-0014	3-01178-0075
Address	759 PRESIDENT STREET	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	31	41	30
Year Built	1902	1917	1920
Gross SqFt	29,000	25,924	25,556
Estimated Gross Income	\$491,660	\$491,640	\$402,821
Gross Income per SqFt	\$16.95	\$18.96	\$15.76
Full Market Value	\$1,950,000	\$1,950,000	\$943,000
Market Value per SqFt	\$67.00	\$75.00	\$36.90
Distance from Cooperative in miles		2.50	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00959-0013	3-01093-0001	3-06157-0001
Address	670 PRESIDENT STREET	911 8 AVENUE	1405 70 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BENSONHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	16	16
Year Built	1920	1920	1927
Gross SqFt	12,715	12,160	12,800
Estimated Gross Income	\$229,712	\$234,254	\$195,975
Gross Income per SqFt	\$18.07	\$19.26	\$15.31
Full Market Value	\$909,000	\$1,020,000	\$776,000
Market Value per SqFt	\$71.00	\$84.00	\$61.00
Distance from Cooperative in miles		0.70	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00963-0067	3-06114-0006	3-01177-0007
Address	199 GARFIELD PLACE	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	68	74	63
Year Built	1931	1928	1920
Gross SqFt	45,950	48,000	47,925
Estimated Gross Income	\$804,585	\$824,364	\$1,017,829
Gross Income per SqFt	\$17.51	\$17.17	\$21.24
Full Market Value	\$3,180,000	\$3,260,000	\$2,380,000
Market Value per SqFt	\$69.00	\$68.00	\$49.70
Distance from Cooperative in miles		4.80	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00964-0057	3-00177-0012	3-00307-0006
Address	279 1 STREET	356 STATE STREET	265 CLINTON STREET
Neighborhood	PARK SLOPE	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	14
Year Built	1921	1920	1931
Gross SqFt	9,216	9,200	9,500
Estimated Gross Income	\$189,850	\$228,324	\$173,423
Gross Income per SqFt	\$20.60	\$24.82	\$18.26
Full Market Value	\$824,000	\$991,000	\$686,000
Market Value per SqFt	\$89.00	\$108.00	\$72.00
Distance from Cooperative in miles		0.90	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00965-0038	3-01153-0010	3-00297-0019
Address	264 6 AVENUE	93 UNDERHILL AVENUE	182 AMITY STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	COBBLE HILL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	43	35	48
Year Built	1921	1930	1900
Gross SqFt	31,708	32,835	35,950
Estimated Gross Income	\$517,649	\$524,396	\$609,057
Gross Income per SqFt	\$16.33	\$15.97	\$16.94
Full Market Value	\$2,050,000	\$2,080,000	\$2,410,000
Market Value per SqFt	\$65.00	\$63.00	\$67.00
Distance from Cooperative in miles		0.90	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-0053	3-00307-0006	3-01089-0061
Address	339 3 STREET	265 CLINTON STREET	529 8 STREET
Neighborhood	PARK SLOPE	COBBLE HILL	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	14	12
Year Built	1921	1931	1920
Gross SqFt	8,560	9,500	8,628
Estimated Gross Income	\$141,785	\$173,423	\$157,907
Gross Income per SqFt	\$16.56	\$18.26	\$18.30
Full Market Value	\$561,000	\$686,000	\$625,000
Market Value per SqFt	\$66.00	\$72.00	\$72.00
Distance from Cooperative in miles		1.05	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-0065	3-00291-0033	3-00385-0029
Address	317 3 STREET	155 AMITY STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	14
Year Built	1920	1910	1900
Gross SqFt	8,132	8,000	8,400
Estimated Gross Income	\$167,520	\$201,033	\$155,773
Gross Income per SqFt	\$20.60	\$25.10	\$18.54
Full Market Value	\$727,000	\$873,000	\$617,000
Market Value per SqFt	\$89.00	\$109.00	\$73.00
Distance from Cooperative in miles		1.25	0.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0022	3-00355-0009	3-01081-0001
Address	396 3 STREET	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1940	1915	1920
Gross SqFt	11,704	11,700	11,524
Estimated Gross Income	\$239,896	\$229,557	\$256,158
Gross Income per SqFt	\$20.50	\$19.62	\$22.23
Full Market Value	\$1,040,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0025	3-00355-0009	3-01081-0001
Address	404 3 STREET	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1931	1915	1920
Gross SqFt	11,752	11,700	11,524
Estimated Gross Income	\$240,880	\$229,557	\$256,158
Gross Income per SqFt	\$20.50	\$19.62	\$22.23
Full Market Value	\$1,050,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.10	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00982-0062	3-06114-0006	3-01177-0007
Address	333 4 STREET	310 94 STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	60	74	63
Year Built	1931	1928	1920
Gross SqFt	47,196	48,000	47,925
Estimated Gross Income	\$826,402	\$824,364	\$1,017,829
Gross Income per SqFt	\$17.51	\$17.17	\$21.24
Full Market Value	\$3,270,000	\$3,260,000	\$2,380,000
Market Value per SqFt	\$69.00	\$68.00	\$49.70
Distance from Cooperative in miles		4.60	1.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00987-0011	3-00733-0038	3-00297-0019
Address	270 5 STREET	874 43 STREET	182 AMITY STREET
Neighborhood	PARK SLOPE	BOROUGH PARK	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	44	48
Year Built	1911	1926	1900
Gross SqFt	38,775	30,556	35,950
Estimated Gross Income	\$639,012	\$487,000	\$609,057
Gross Income per SqFt	\$16.48	\$15.94	\$16.94
Full Market Value	\$2,530,000	\$1,930,000	\$2,410,000
Market Value per SqFt	\$65.00	\$63.00	\$67.00
Distance from Cooperative in miles		2.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00993-0031	3-00396-0053	3-03044-0029
Address	322 6 STREET	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	39
Year Built	1923	1900	1930
Gross SqFt	17,800	17,640	17,460
Estimated Gross Income	\$346,879	\$265,680	\$386,540
Gross Income per SqFt	\$19.49	\$15.06	\$22.14
Full Market Value	\$1,510,000	\$1,050,000	\$1,680,000
Market Value per SqFt	\$85.00	\$60.00	\$96.00
Distance from Cooperative in miles		1.05	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00995-0035	3-01014-0048	3-01101-0041
Address	462 6 STREET	486 3 AVENUE	181 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	GOWANUS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	17
Year Built	1924	1940	1921
Gross SqFt	6,520	6,480	6,298
Estimated Gross Income	\$161,174	\$140,848	\$154,954
Gross Income per SqFt	\$24.72	\$21.74	\$24.60
Full Market Value	\$700,000	\$612,000	\$673,000
Market Value per SqFt	\$107.00	\$94.00	\$107.00
Distance from Cooperative in miles		0.60	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00999-0017	3-00396-0053	3-03044-0029
Address	350 7 STREET	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	20	39
Year Built	1926	1900	1930
Gross SqFt	17,860	17,640	17,460
Estimated Gross Income	\$341,290	\$265,680	\$386,540
Gross Income per SqFt	\$19.11	\$15.06	\$22.14
Full Market Value	\$1,480,000	\$1,050,000	\$1,680,000
Market Value per SqFt	\$83.00	\$60.00	\$96.00
Distance from Cooperative in miles		1.20	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01029-0060	3-04163-0033	3-04249-0021
Address	297 13 STREET	101 WELDON STREET	122 DOSCHER STREET
Neighborhood	PARK SLOPE SOUTH	EAST NEW YORK	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	28	39
Year Built	1920	1927	1925
Gross SqFt	18,000	18,000	18,000
Estimated Gross Income	\$333,720	\$278,571	\$249,288
Gross Income per SqFt	\$18.54	\$15.48	\$13.85
Full Market Value	\$1,320,000	\$1,100,000	\$910,000
Market Value per SqFt	\$73.00	\$61.00	\$51.00
Distance from Cooperative in miles		6.10	6.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01051-0024	3-00975-0017	3-00177-0034
Address	88 16 STREET	390 2 STREET	397 ATLANTIC AVENUE
Neighborhood	GOWANUS	PARK SLOPE	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	13
Year Built	1912	1920	2004
Gross SqFt	16,480	16,752	14,800
Estimated Gross Income	\$366,186	\$360,679	\$471,952
Gross Income per SqFt	\$22.22	\$21.53	\$31.90
Full Market Value	\$857,000	\$1,570,000	\$2,260,000
Market Value per SqFt	\$52.00	\$94.00	\$153.00
Distance from Cooperative in miles		0.75	1.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-0019	3-00355-0009	3-01081-0001
Address	164 STERLING PLACE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1920	1915	1920
Gross SqFt	11,704	11,700	11,524
Estimated Gross Income	\$238,896	\$229,557	\$256,158
Gross Income per SqFt	\$20.41	\$19.62	\$22.23
Full Market Value	\$1,040,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-0024	3-00355-0009	3-01081-0001
Address	176 STERLING PLACE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1906	1915	1920
Gross SqFt	11,732	11,700	11,524
Estimated Gross Income	\$240,471	\$229,557	\$256,158
Gross Income per SqFt	\$20.50	\$19.62	\$22.23
Full Market Value	\$1,040,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0050	3-01179-0097	3-00247-0028
Address	235 LINCOLN PLACE	159 EASTERN PARKWAY	74 MONTAGUE STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	47	72	59
Year Built	1937	1927	1912
Gross SqFt	57,786	52,140	54,640
Estimated Gross Income	\$983,263	\$838,910	\$1,025,052
Gross Income per SqFt	\$17.02	\$16.09	\$18.76
Full Market Value	\$3,890,000	\$3,320,000	\$4,060,000
Market Value per SqFt	\$67.00	\$64.00	\$74.00
Distance from Cooperative in miles		0.45	1.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0055	3-00275-0001	3-01170-0005
Address	225 LINCOLN PLACE	200 CLINTON STREET	36 PLAZA ST EAST
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	56	94	85
Year Built	1920	1926	1926
Gross SqFt	70,042	73,032	75,535
Estimated Gross Income	\$1,226,435	\$1,730,892	\$1,459,271
Gross Income per SqFt	\$17.51	\$23.70	\$19.32
Full Market Value	\$4,850,000	\$7,520,000	\$6,340,000
Market Value per SqFt	\$69.00	\$103.00	\$84.00
Distance from Cooperative in miles		1.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01059-0061	3-00247-0028	3-01177-0007
Address	209 LINCOLN PLACE	74 MONTAGUE STREET	781 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	59	59	63
Year Built	1928	1912	1920
Gross SqFt	57,700	54,640	47,925
Estimated Gross Income	\$981,800	\$1,025,052	\$1,017,829
Gross Income per SqFt	\$17.02	\$18.76	\$21.24
Full Market Value	\$3,890,000	\$4,060,000	\$2,380,000
Market Value per SqFt	\$67.00	\$74.00	\$49.70
Distance from Cooperative in miles		1.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01060-0008	3-03168-0001	3-08716-0064
Address	3 PLAZA ST WEST	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	PARK SLOPE	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	99	77
Year Built	1928	1931	1926
Gross SqFt	64,125	65,402	67,000
Estimated Gross Income	\$1,160,477	\$1,116,743	\$1,219,737
Gross Income per SqFt	\$18.10	\$17.08	\$18.21
Full Market Value	\$4,590,000	\$4,420,000	\$4,830,000
Market Value per SqFt	\$72.00	\$68.00	\$72.00
Distance from Cooperative in miles		3.40	6.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01062-0011	3-00275-0001	3-01170-0005
Address	25 PLAZA ST WEST	200 CLINTON STREET	36 PLAZA ST EAST
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	63	94	85
Year Built	1941	1926	1926
Gross SqFt	72,900	73,032	75,535
Estimated Gross Income	\$1,276,479	\$1,730,892	\$1,459,271
Gross Income per SqFt	\$17.51	\$23.70	\$19.32
Full Market Value	\$5,050,000	\$7,520,000	\$6,340,000
Market Value per SqFt	\$69.00	\$103.00	\$84.00
Distance from Cooperative in miles		1.65	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01063-0026	3-00254-0006	3-02104-0008
Address	220 BERKELEY PLACE	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	64	47	71
Year Built	1956	1923	1927
Gross SqFt	43,872	46,410	44,046
Estimated Gross Income	\$768,199	\$921,440	\$767,666
Gross Income per SqFt	\$17.51	\$19.85	\$17.43
Full Market Value	\$3,040,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$69.00	\$86.00	\$69.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0018	3-03168-0001	3-08716-0064
Address	39 PLAZA ST WEST	1226 FLUSHING AVENUE	3085 BRIGHTON 13 STREET
Neighborhood	PARK SLOPE	WYCKOFF HEIGHTS	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	38	99	77
Year Built	1927	1931	1926
Gross SqFt	65,000	65,402	67,000
Estimated Gross Income	\$1,174,303	\$1,116,743	\$1,219,737
Gross Income per SqFt	\$18.07	\$17.08	\$18.21
Full Market Value	\$4,650,000	\$4,420,000	\$4,830,000
Market Value per SqFt	\$72.00	\$68.00	\$72.00
Distance from Cooperative in miles		3.50	6.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0021	3-02104-0008	3-00254-0006
Address	45 PLAZA ST WEST	299 ADELPHI STREET	141 JORALEMON STREET
Neighborhood	PARK SLOPE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	46	71	47
Year Built	1941	1927	1923
Gross SqFt	46,200	44,046	46,410
Estimated Gross Income	\$761,376	\$767,666	\$921,440
Gross Income per SqFt	\$16.48	\$17.43	\$19.85
Full Market Value	\$3,010,000	\$3,040,000	\$4,000,000
Market Value per SqFt	\$65.00	\$69.00	\$86.00
Distance from Cooperative in miles		1.05	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0024	3-06069-0013	3-05279-0043
Address	47 PLAZA ST WEST	8829 FT HAMILTON PARKWAY	829 GREENWOOD AVENUE
Neighborhood	PARK SLOPE	BAY RIDGE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	139	135
Year Built	1928	1927	1982
Gross SqFt	94,821	96,952	104,640
Estimated Gross Income	\$1,488,424	\$1,562,848	\$2,198,318
Gross Income per SqFt	\$15.70	\$16.12	\$21.01
Full Market Value	\$5,890,000	\$6,190,000	\$9,550,000
Market Value per SqFt	\$62.00	\$64.00	\$91.00
Distance from Cooperative in miles		4.70	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-0037	3-00254-0006	3-02104-0008
Address	925 UNION STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	52	47	71
Year Built	1920	1923	1927
Gross SqFt	43,032	46,410	44,046
Estimated Gross Income	\$709,167	\$921,440	\$767,666
Gross Income per SqFt	\$16.48	\$19.85	\$17.43
Full Market Value	\$2,810,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$65.00	\$86.00	\$69.00
Distance from Cooperative in miles		1.80	1.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01065-0031	3-06114-0006	3-00247-0028
Address	78 8 AVENUE	310 94 STREET	74 MONTAGUE STREET
Neighborhood	PARK SLOPE	BAY RIDGE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	58	74	59
Year Built	1923	1928	1912
Gross SqFt	51,654	48,000	54,640
Estimated Gross Income	\$904,462	\$824,364	\$1,025,052
Gross Income per SqFt	\$17.51	\$17.17	\$18.76
Full Market Value	\$3,580,000	\$3,260,000	\$4,060,000
Market Value per SqFt	\$69.00	\$68.00	\$74.00
Distance from Cooperative in miles		4.95	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01065-0037	3-01170-0005	3-00275-0001
Address	90 8 AVENUE	36 PLAZA ST EAST	200 CLINTON STREET
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	60	85	94
Year Built	1928	1926	1926
Gross SqFt	73,400	75,535	73,032
Estimated Gross Income	\$1,360,836	\$1,459,271	\$1,730,892
Gross Income per SqFt	\$18.54	\$19.32	\$23.70
Full Market Value	\$5,390,000	\$6,340,000	\$7,520,000
Market Value per SqFt	\$73.00	\$84.00	\$103.00
Distance from Cooperative in miles		0.35	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0023	3-00306-0024	3-03205-0003
Address	904 UNION STREET	286 CLINTON STREET	699 BUSHWICK AVENUE
Neighborhood	PARK SLOPE	COBBLE HILL	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	13
Year Built	1910	1900	1931
Gross SqFt	7,252	7,000	7,344
Estimated Gross Income	\$149,391	\$119,798	\$143,706
Gross Income per SqFt	\$20.60	\$17.11	\$19.57
Full Market Value	\$649,000	\$474,000	\$336,000
Market Value per SqFt	\$89.00	\$68.00	\$45.80
Distance from Cooperative in miles		1.65	2.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0030	3-01178-0075	3-02139-0014
Address	916 UNION STREET	505 LINCOLN PLACE	190 SOUTH 8 STREET
Neighborhood	PARK SLOPE	CROWN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	41
Year Built	1920	1920	1917
Gross SqFt	21,840	25,556	25,924
Estimated Gross Income	\$380,169	\$402,821	\$491,640
Gross Income per SqFt	\$17.41	\$15.76	\$18.96
Full Market Value	\$1,500,000	\$943,000	\$1,950,000
Market Value per SqFt	\$69.00	\$37.00	\$75.00
Distance from Cooperative in miles		0.65	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0032	3-02412-0033	3-01932-0022
Address	920 UNION STREET	355 SOUTH 2 STREET	309 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	17	24	35
Year Built	1920	1919	1905
Gross SqFt	18,000	19,104	19,291
Estimated Gross Income	\$381,553	\$371,901	\$449,797
Gross Income per SqFt	\$21.20	\$19.47	\$23.32
Full Market Value	\$1,660,000	\$871,000	\$1,950,000
Market Value per SqFt	\$92.00	\$46.00	\$101.00
Distance from Cooperative in miles		2.80	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01066-0063	3-00975-0011	3-03205-0001
Address	915 PRESIDENT STREET	376 2 STREET	703 BUSHWICK AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1920	1920	1931
Gross SqFt	7,500	7,910	7,410
Estimated Gross Income	\$162,225	\$214,143	\$133,436
Gross Income per SqFt	\$21.63	\$27.10	\$18.01
Full Market Value	\$704,000	\$1,030,000	\$528,000
Market Value per SqFt	\$94.00	\$130.00	\$71.00
Distance from Cooperative in miles		0.50	2.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01067-0039	3-00193-0050	3-01979-0024
Address	100 8 AVENUE	129 BOERUM PLACE	92 GATES AVENUE
Neighborhood	PARK SLOPE	BOERUM HILL	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	35	46	45
Year Built	1920	1999	1931
Gross SqFt	26,880	42,000	35,820
Estimated Gross Income	\$676,065	\$1,270,348	\$749,785
Gross Income per SqFt	\$25.20	\$30.20	\$20.93
Full Market Value	\$2,940,000	\$6,090,000	\$3,260,000
Market Value per SqFt	\$109.00	\$145.00	\$91.00
Distance from Cooperative in miles		1.30	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01067-0045	3-01959-0027	3-00236-0103
Address	118 8 AVENUE	80 GREENE AVENUE	52 CLARK STREET
Neighborhood	PARK SLOPE	FORT GREENE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	55	97	142
Year Built	1936	1982	1928
Gross SqFt	72,160	71,470	79,460
Estimated Gross Income	\$1,791,228	\$1,617,675	\$2,280,583
Gross Income per SqFt	\$24.82	\$22.63	\$28.70
Full Market Value	\$7,780,000	\$7,020,000	\$10,900,000
Market Value per SqFt	\$108.00	\$98.00	\$137.00
Distance from Cooperative in miles		0.90	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01068-0003	3-00243-0032	3-02409-0003
Address	115 8 AVENUE	98 PIERREPONT STREET	252 SOUTH 1 STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	23
Year Built	1920	1860	1920
Gross SqFt	5,780	6,000	6,000
Estimated Gross Income	\$114,186	\$116,737	\$100,200
Gross Income per SqFt	\$19.76	\$19.46	\$16.70
Full Market Value	\$496,000	\$507,000	\$397,000
Market Value per SqFt	\$86.00	\$85.00	\$66.00
Distance from Cooperative in miles		1.90	2.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01068-0037	3-00236-0015	3-01946-0004
Address	9 PROSPECT PARK WEST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	43	191	86
Year Built	1929	1928	1905
Gross SqFt	120,000	157,042	113,924
Estimated Gross Income	\$1,854,000	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$15.45	\$15.68	\$15.92
Full Market Value	\$7,340,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$61.00	\$37.00	\$63.00
Distance from Cooperative in miles		2.00	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0002	3-01158-0016	3-01160-0032
Address	19 FISKE PLACE	170 PROSPECT PLACE	382 PROSPECT PLACE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	24
Year Built	1920	1931	1931
Gross SqFt	16,350	16,124	17,116
Estimated Gross Income	\$353,651	\$380,473	\$341,458
Gross Income per SqFt	\$21.63	\$23.60	\$19.95
Full Market Value	\$1,540,000	\$1,650,000	\$1,480,000
Market Value per SqFt	\$94.00	\$102.00	\$86.00
Distance from Cooperative in miles		0.45	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0004	3-05279-0043	3-08722-0475
Address	140 8 AVENUE	829 GREENWOOD AVENUE	200 BRIGHTON 15 STREET
Neighborhood	PARK SLOPE	WINDSOR TERRACE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	135	96
Year Built	1936	1982	1951
Gross SqFt	97,768	104,640	96,600
Estimated Gross Income	\$2,316,124	\$2,198,318	\$1,530,279
Gross Income per SqFt	\$23.69	\$21.01	\$15.84
Full Market Value	\$10,100,000	\$9,550,000	\$6,060,000
Market Value per SqFt	\$103.00	\$91.00	\$63.00
Distance from Cooperative in miles		1.30	6.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0014	3-00051-0012	3-01251-0001
Address	814 CARROLL STREET	65 WASHINGTON STREET	243 KINGSTON AVENUE
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON FERRY	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	72	59	80
Year Built	1950	2000	1910
Gross SqFt	59,520	50,457	54,516
Estimated Gross Income	\$1,685,904	\$1,813,242	\$1,164,497
Gross Income per SqFt	\$28.30	\$35.90	\$21.36
Full Market Value	\$8,080,000	\$9,090,000	\$2,730,000
Market Value per SqFt	\$136.00	\$180.00	\$50.00
Distance from Cooperative in miles		2.20	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01071-0034	3-00384-0072	3-01892-0061
Address	259 GARFIELD PLACE	15 WYCKOFF STREET	98 GRAND AVENUE
Neighborhood	PARK SLOPE	BOERUM HILL	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	40	26
Year Built	1904	1900	1946
Gross SqFt	24,312	26,084	25,000
Estimated Gross Income	\$550,910	\$598,956	\$539,169
Gross Income per SqFt	\$22.66	\$22.96	\$21.57
Full Market Value	\$2,390,000	\$2,600,000	\$2,340,000
Market Value per SqFt	\$98.00	\$100.00	\$94.00
Distance from Cooperative in miles		1.40	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01072-0040	3-06681-0449	3-01861-0020
Address	27 PROSPECT PARK WEST	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PARK SLOPE	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	33	48	65
Year Built	1928	1934	1985
Gross SqFt	57,824	60,000	57,876
Estimated Gross Income	\$952,940	\$514,267	\$828,205
Gross Income per SqFt	\$16.48	\$8.57	\$14.31
Full Market Value	\$3,770,000	\$1,330,000	\$3,020,000
Market Value per SqFt	\$65.00	\$22.00	\$52.00
Distance from Cooperative in miles		4.70	1.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01073-0005	3-00733-0038	3-01089-0001
Address	133 8 AVENUE	874 43 STREET	719 8 AVENUE
Neighborhood	PARK SLOPE	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	44	32
Year Built	1910	1926	1905
Gross SqFt	35,424	30,556	31,468
Estimated Gross Income	\$627,936	\$487,000	\$658,728
Gross Income per SqFt	\$17.73	\$15.94	\$20.93
Full Market Value	\$2,490,000	\$1,930,000	\$2,860,000
Market Value per SqFt	\$70.00	\$63.00	\$91.00
Distance from Cooperative in miles		2.30	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01073-0041	3-01946-0004	3-00236-0015
Address	35 PROSPECT PARK WEST	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	PARK SLOPE	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	76	86	191
Year Built	1929	1905	1928
Gross SqFt	191,654	113,924	157,042
Estimated Gross Income	\$2,961,054	\$1,813,401	\$2,462,596
Gross Income per SqFt	\$15.45	\$15.92	\$15.68
Full Market Value	\$11,700,000	\$7,180,000	\$5,760,000
Market Value per SqFt	\$61.00	\$63.00	\$36.70
Distance from Cooperative in miles		1.25	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01075-0035	3-08716-0064	3-01979-0015
Address	40 PROSPECT PARK WEST	3085 BRIGHTON 13 STREET	475 WASHINGTON AVENUE
Neighborhood	PARK SLOPE	BRIGHTON BEACH	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	62	77	47
Year Built	1942	1926	1931
Gross SqFt	67,134	67,000	63,450
Estimated Gross Income	\$1,106,368	\$1,219,737	\$1,027,993
Gross Income per SqFt	\$16.48	\$18.21	\$16.20
Full Market Value	\$4,380,000	\$4,830,000	\$4,070,000
Market Value per SqFt	\$65.00	\$72.00	\$64.00
Distance from Cooperative in miles		6.40	1.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01075-0039	3-06681-0449	3-01861-0020
Address	44 PROSPECT PARK WEST	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PARK SLOPE	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	48	65
Year Built	1940	1934	1985
Gross SqFt	60,744	60,000	57,876
Estimated Gross Income	\$1,001,061	\$514,267	\$828,205
Gross Income per SqFt	\$16.48	\$8.57	\$14.31
Full Market Value	\$3,960,000	\$1,330,000	\$3,020,000
Market Value per SqFt	\$65.00	\$22.00	\$52.00
Distance from Cooperative in miles		4.60	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01077-0007	3-00355-0009	3-01081-0001
Address	199 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1920	1915	1920
Gross SqFt	11,272	11,700	11,524
Estimated Gross Income	\$231,042	\$229,557	\$256,158
Gross Income per SqFt	\$20.50	\$19.62	\$22.23
Full Market Value	\$1,000,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0035	3-01081-0043	3-01065-0027
Address	300 8 AVENUE	78 PROSPECT PARK WEST	862 UNION STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	40	49
Year Built	1920	1920	1920
Gross SqFt	40,558	41,113	35,310
Estimated Gross Income	\$626,621	\$757,719	\$612,093
Gross Income per SqFt	\$15.45	\$18.43	\$17.33
Full Market Value	\$2,480,000	\$3,000,000	\$2,420,000
Market Value per SqFt	\$61.00	\$73.00	\$69.00
Distance from Cooperative in miles		0.15	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0041	3-00355-0009	3-01081-0001
Address	314 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	14
Year Built	1920	1915	1920
Gross SqFt	11,728	11,700	11,524
Estimated Gross Income	\$240,389	\$229,557	\$256,158
Gross Income per SqFt	\$20.50	\$19.62	\$22.23
Full Market Value	\$1,040,000	\$997,000	\$1,110,000
Market Value per SqFt	\$89.00	\$85.00	\$96.00
Distance from Cooperative in miles		1.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01080-0043	3-00355-0009	3-01081-0001
Address	320 8 AVENUE	154 CARROLL STREET	525 4 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1920	1915	1920
Gross SqFt	12,976	11,700	11,524
Estimated Gross Income	\$164,794	\$229,557	\$256,158
Gross Income per SqFt	\$12.70	\$19.62	\$22.23
Full Market Value	\$569,000	\$997,000	\$1,110,000
Market Value per SqFt	\$43.90	\$85.00	\$96.00
Distance from Cooperative in miles		1.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01081-0005	3-01089-0001	3-00733-0038
Address	305 8 AVENUE	719 8 AVENUE	874 43 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	44
Year Built	1914	1905	1926
Gross SqFt	32,064	31,468	30,556
Estimated Gross Income	\$598,100	\$658,728	\$487,000
Gross Income per SqFt	\$18.65	\$20.93	\$15.94
Full Market Value	\$2,370,000	\$2,860,000	\$1,930,000
Market Value per SqFt	\$74.00	\$91.00	\$63.00
Distance from Cooperative in miles		0.20	2.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01081-0038	3-00297-0019	3-01178-0087
Address	75 PROSPECT PARK WEST	182 AMITY STREET	487 LINCOLN PLACE
Neighborhood	PARK SLOPE	COBBLE HILL	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	48	31
Year Built	1920	1900	1920
Gross SqFt	35,826	35,950	26,952
Estimated Gross Income	\$615,874	\$609,057	\$477,521
Gross Income per SqFt	\$17.19	\$16.94	\$17.72
Full Market Value	\$2,440,000	\$2,410,000	\$1,120,000
Market Value per SqFt	\$68.00	\$67.00	\$41.60
Distance from Cooperative in miles		1.70	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0005	3-06114-0006	3-02104-0008
Address	411 8 AVENUE	310 94 STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BAY RIDGE	FORT GREENE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	31	74	71
Year Built	1922	1928	1927
Gross SqFt	49,188	48,000	44,046
Estimated Gross Income	\$810,618	\$824,364	\$767,666
Gross Income per SqFt	\$16.48	\$17.17	\$17.43
Full Market Value	\$3,210,000	\$3,260,000	\$3,040,000
Market Value per SqFt	\$65.00	\$68.00	\$69.00
Distance from Cooperative in miles		4.60	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0038	3-00733-0038	3-01089-0001
Address	86 PROSPECT PARK WEST	874 43 STREET	719 8 AVENUE
Neighborhood	PARK SLOPE	BOROUGH PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	44	32
Year Built	1909	1926	1905
Gross SqFt	29,628	30,556	31,468
Estimated Gross Income	\$526,110	\$487,000	\$658,728
Gross Income per SqFt	\$17.76	\$15.94	\$20.93
Full Market Value	\$2,080,000	\$1,930,000	\$2,860,000
Market Value per SqFt	\$70.00	\$63.00	\$91.00
Distance from Cooperative in miles		2.05	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01083-0045	3-00436-0020	3-00925-0019
Address	92 PROSPECT PARK WEST	356 UNION STREET	832 42 STREET
Neighborhood	PARK SLOPE	CARROLL GARDENS	BOROUGH PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1920	1900	1920
Gross SqFt	14,368	14,050	14,116
Estimated Gross Income	\$265,347	\$250,736	\$264,748
Gross Income per SqFt	\$18.47	\$17.85	\$18.76
Full Market Value	\$1,050,000	\$992,000	\$620,000
Market Value per SqFt	\$73.00	\$71.00	\$43.90
Distance from Cooperative in miles		1.25	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0040	3-00254-0006	3-02104-0008
Address	123 PROSPECT PARK WEST	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	38	47	71
Year Built	1920	1923	1927
Gross SqFt	43,716	46,410	44,046
Estimated Gross Income	\$765,017	\$921,440	\$767,666
Gross Income per SqFt	\$17.50	\$19.85	\$17.43
Full Market Value	\$3,030,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$69.00	\$86.00	\$69.00
Distance from Cooperative in miles		2.10	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0063	3-00306-0026	3-00385-0029
Address	527 8 STREET	290 CLINTON STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	22	14
Year Built	1920	1900	1900
Gross SqFt	8,628	8,565	8,400
Estimated Gross Income	\$163,693	\$196,033	\$155,773
Gross Income per SqFt	\$18.97	\$22.89	\$18.54
Full Market Value	\$648,000	\$851,000	\$617,000
Market Value per SqFt	\$75.00	\$99.00	\$73.00
Distance from Cooperative in miles		1.80	1.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-0064	3-00306-0026	3-00385-0029
Address	523 8 STREET	290 CLINTON STREET	122 BERGEN STREET
Neighborhood	PARK SLOPE	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	22	14
Year Built	1920	1900	1900
Gross SqFt	8,628	8,565	8,400
Estimated Gross Income	\$163,693	\$196,033	\$155,773
Gross Income per SqFt	\$18.97	\$22.89	\$18.54
Full Market Value	\$648,000	\$851,000	\$617,000
Market Value per SqFt	\$75.00	\$99.00	\$73.00
Distance from Cooperative in miles		1.80	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01091-0035	3-01065-0027	3-00220-0016
Address	133 PROSPECT PARK WEST	862 UNION STREET	35 ORANGE STREET
Neighborhood	PARK SLOPE	PARK SLOPE	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	49	48
Year Built	1904	1920	1924
Gross SqFt	41,925	35,310	47,136
Estimated Gross Income	\$598,513	\$612,093	\$600,152
Gross Income per SqFt	\$14.28	\$17.33	\$12.73
Full Market Value	\$2,180,000	\$2,420,000	\$2,070,000
Market Value per SqFt	\$52.00	\$69.00	\$43.90
Distance from Cooperative in miles		0.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01096-0043	3-00925-0019	3-00436-0020
Address	461 12 STREET	832 42 STREET	356 UNION STREET
Neighborhood	PARK SLOPE	BOROUGH PARK	CARROLL GARDENS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1940	1920	1900
Gross SqFt	14,642	14,116	14,050
Estimated Gross Income	\$270,407	\$264,748	\$250,736
Gross Income per SqFt	\$18.47	\$18.76	\$17.85
Full Market Value	\$1,070,000	\$620,000	\$992,000
Market Value per SqFt	\$73.00	\$44.00	\$71.00
Distance from Cooperative in miles		1.65	1.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01096-0050	3-00254-0006	3-02104-0008
Address	445 12 STREET	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	PARK SLOPE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	36	47	71
Year Built	1960	1923	1927
Gross SqFt	42,500	46,410	44,046
Estimated Gross Income	\$700,400	\$921,440	\$767,666
Gross Income per SqFt	\$16.48	\$19.85	\$17.43
Full Market Value	\$2,770,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$65.00	\$86.00	\$69.00
Distance from Cooperative in miles		2.10	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-0001	3-01924-0036	3-03615-0001
Address	420 12 STREET	226 TAAFFE PLACE	165 LOTT AVENUE
Neighborhood	PARK SLOPE	BEDFORD STUYVESANT	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	110	104
Year Built	1970	1935	1986
Gross SqFt	109,380	130,000	101,127
Estimated Gross Income	\$2,015,154	\$2,595,197	\$1,305,496
Gross Income per SqFt	\$18.42	\$19.96	\$12.91
Full Market Value	\$7,980,000	\$11,300,000	\$4,770,000
Market Value per SqFt	\$73.00	\$87.00	\$47.20
Distance from Cooperative in miles		2.20	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01100-0027	3-00172-0064	3-01041-0011
Address	424 13 STREET	375 STATE STREET	204 14 STREET
Neighborhood	PARK SLOPE	DOWNTOWN-FULTON MALL	PARK SLOPE SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	20
Year Built	1921	1905	1915
Gross SqFt	15,000	15,200	15,140
Estimated Gross Income	\$276,246	\$272,223	\$292,340
Gross Income per SqFt	\$18.42	\$17.91	\$19.31
Full Market Value	\$1,090,000	\$1,080,000	\$1,270,000
Market Value per SqFt	\$73.00	\$71.00	\$84.00
Distance from Cooperative in miles		1.65	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01101-0046	3-01043-0001	3-01081-0001
Address	186 PROSPECT PARK WEST	549 6 AVENUE	525 4 STREET
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	14
Year Built	1920	1931	1920
Gross SqFt	10,904	10,508	11,524
Estimated Gross Income	\$222,713	\$209,336	\$256,158
Gross Income per SqFt	\$20.42	\$19.92	\$22.23
Full Market Value	\$967,000	\$909,000	\$1,110,000
Market Value per SqFt	\$89.00	\$87.00	\$96.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0048	3-00396-0053	3-03044-0029
Address	195 PROSPECT PARK WEST	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	PARK SLOPE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	20	39
Year Built	1920	1900	1930
Gross SqFt	17,000	17,640	17,460
Estimated Gross Income	\$331,289	\$265,680	\$386,540
Gross Income per SqFt	\$19.49	\$15.06	\$22.14
Full Market Value	\$1,440,000	\$1,050,000	\$1,680,000
Market Value per SqFt	\$85.00	\$60.00	\$96.00
Distance from Cooperative in miles		1.75	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0066	3-01066-0014	3-01093-0001
Address	427 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1920	1920
Gross SqFt	12,556	12,612	12,160
Estimated Gross Income	\$248,566	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,080,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.85	0.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0069	3-01066-0014	3-01093-0001
Address	423 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,536	12,612	12,160
Estimated Gross Income	\$248,170	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,080,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-0073	3-01066-0014	3-01093-0001
Address	411 15 STREET	888 UNION STREET	911 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1910	1920	1920
Gross SqFt	12,424	12,612	12,160
Estimated Gross Income	\$245,953	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,070,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0014	3-01066-0014	3-01093-0001
Address	7 PROSPECT PARK SOUTHWEST	888 UNION STREET	911 8 AVENUE
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,392	12,612	12,160
Estimated Gross Income	\$185,880	\$246,791	\$234,254
Gross Income per SqFt	\$15.00	\$19.57	\$19.26
Full Market Value	\$679,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$55.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.95	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0016	3-01066-0014	3-01093-0001
Address	10 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,392	12,612	12,160
Estimated Gross Income	\$245,319	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,070,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0019	3-01066-0014	3-01093-0001
Address	14 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,392	12,612	12,160
Estimated Gross Income	\$245,319	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,070,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.95	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01106-0021	3-01066-0014	3-01093-0001
Address	16 PROSPECT PARK SOUTHWES	888 UNION STREET	911 8 AVENUE
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1920
Gross SqFt	12,393	12,612	12,160
Estimated Gross Income	\$245,339	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,070,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.95	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01107-0009	3-00396-0053	3-03044-0029
Address	41 PROSPECT PARK SOUTHWES	311 BALTIC STREET	165 MESEROLE STREET
Neighborhood	WINDSOR TERRACE	BOERUM HILL	WILLIAMSBURG-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	39
Year Built	1920	1900	1930
Gross SqFt	17,324	17,640	17,460
Estimated Gross Income	\$334,325	\$265,680	\$386,540
Gross Income per SqFt	\$19.30	\$15.06	\$22.14
Full Market Value	\$1,450,000	\$1,050,000	\$1,680,000
Market Value per SqFt	\$84.00	\$60.00	\$96.00
Distance from Cooperative in miles		2.05	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01107-0033	3-00254-0006	3-02104-0008
Address	75 PROSPECT PARK SOUTHWES	141 JORALEMON STREET	299 ADELPHI STREET
Neighborhood	WINDSOR TERRACE	BROOKLYN HEIGHTS	FORT GREENE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	52	47	71
Year Built	1936	1923	1927
Gross SqFt	43,160	46,410	44,046
Estimated Gross Income	\$711,277	\$921,440	\$767,666
Gross Income per SqFt	\$16.48	\$19.85	\$17.43
Full Market Value	\$2,820,000	\$4,000,000	\$3,040,000
Market Value per SqFt	\$65.00	\$86.00	\$69.00
Distance from Cooperative in miles		2.55	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0060	3-00306-0024	3-01131-0003
Address	307 PROSPECT PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1931	1900	1931
Gross SqFt	7,192	7,000	7,237
Estimated Gross Income	\$134,302	\$119,798	\$141,899
Gross Income per SqFt	\$18.67	\$17.11	\$19.61
Full Market Value	\$532,000	\$474,000	\$616,000
Market Value per SqFt	\$74.00	\$68.00	\$85.00
Distance from Cooperative in miles		1.70	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0062	3-00306-0024	3-01131-0003
Address	305 PROSPECT PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1931	1900	1931
Gross SqFt	7,192	7,000	7,237
Estimated Gross Income	\$134,302	\$119,798	\$141,899
Gross Income per SqFt	\$18.67	\$17.11	\$19.61
Full Market Value	\$532,000	\$474,000	\$616,000
Market Value per SqFt	\$74.00	\$68.00	\$85.00
Distance from Cooperative in miles		1.70	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01152-0071	3-02488-0001	3-02424-0009
Address	285 PROSPECT PLACE	1092 MANHATTAN AVENUE	358 SOUTH 2 STREET
Neighborhood	PROSPECT HEIGHTS	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	26	27
Year Built	1931	1931	1920
Gross SqFt	19,564	19,500	19,000
Estimated Gross Income	\$382,867	\$476,808	\$388,485
Gross Income per SqFt	\$19.57	\$24.45	\$20.45
Full Market Value	\$1,660,000	\$2,070,000	\$909,000
Market Value per SqFt	\$85.00	\$106.00	\$47.80
Distance from Cooperative in miles		4.10	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-0054	3-00733-0038	3-01178-0087
Address	698 CLASSON AVENUE	874 43 STREET	487 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	BOROUGH PARK	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	44	31
Year Built	1920	1926	1920
Gross SqFt	32,112	30,556	26,952
Estimated Gross Income	\$414,245	\$487,000	\$477,521
Gross Income per SqFt	\$12.90	\$15.94	\$17.72
Full Market Value	\$970,000	\$1,930,000	\$1,120,000
Market Value per SqFt	\$30.20	\$63.00	\$41.60
Distance from Cooperative in miles		3.00	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-0088	3-01091-0040	3-01079-0040
Address	425 PROSPECT PLACE	136 PROSPECT PARK WEST	70 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	18	30
Year Built	1924	1931	1920
Gross SqFt	54,315	20,562	36,636
Estimated Gross Income	\$951,056	\$429,355	\$554,952
Gross Income per SqFt	\$17.51	\$20.88	\$15.15
Full Market Value	\$3,760,000	\$1,860,000	\$2,200,000
Market Value per SqFt	\$69.00	\$90.00	\$60.00
Distance from Cooperative in miles		1.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0056	3-00817-0001	3-00817-0003
Address	233 PARK PLACE	5319 6 AVENUE	5313 6 AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1911	1911
Gross SqFt	12,986	10,460	13,280
Estimated Gross Income	\$167,195	\$213,840	\$277,914
Gross Income per SqFt	\$12.88	\$20.44	\$20.93
Full Market Value	\$610,000	\$501,000	\$1,210,000
Market Value per SqFt	\$47.00	\$48.00	\$91.00
Distance from Cooperative in miles		3.25	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0058	3-00817-0001	3-00817-0003
Address	231 PARK PLACE	5319 6 AVENUE	5313 6 AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1982	1911	1911
Gross SqFt	12,986	10,460	13,280
Estimated Gross Income	\$216,016	\$213,840	\$277,914
Gross Income per SqFt	\$16.63	\$20.44	\$20.93
Full Market Value	\$855,000	\$501,000	\$1,210,000
Market Value per SqFt	\$66.00	\$48.00	\$91.00
Distance from Cooperative in miles		3.25	3.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0061	3-06681-0449	3-01861-0020
Address	225 PARK PLACE	1860 OCEAN PARKWAY	1320 FULTON STREET
Neighborhood	PROSPECT HEIGHTS	OCEAN PARKWAY-SOUTH	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	48	65
Year Built	1940	1934	1985
Gross SqFt	60,450	60,000	57,876
Estimated Gross Income	\$996,216	\$514,267	\$828,205
Gross Income per SqFt	\$16.48	\$8.57	\$14.31
Full Market Value	\$3,940,000	\$1,330,000	\$3,020,000
Market Value per SqFt	\$65.00	\$22.00	\$52.00
Distance from Cooperative in miles		5.10	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01158-0069	3-01066-0014	3-01093-0001
Address	205 PARK PLACE	888 UNION STREET	911 8 AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1931	1920	1920
Gross SqFt	12,572	12,612	12,160
Estimated Gross Income	\$248,913	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,080,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		0.35	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0042	3-01164-0064	3-01185-0021
Address	230 PARK PLACE	215 STERLING PLACE	284 EASTERN PARKWAY
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	82	72
Year Built	1937	1937	1922
Gross SqFt	114,500	92,902	76,680
Estimated Gross Income	\$1,533,155	\$1,384,438	\$1,013,717
Gross Income per SqFt	\$13.39	\$14.90	\$13.22
Full Market Value	\$5,600,000	\$5,050,000	\$3,700,000
Market Value per SqFt	\$48.90	\$54.00	\$48.30
Distance from Cooperative in miles		0.00	0.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0051	3-00975-0017	3-00312-0038
Address	250 PARK PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1915	1920	1910
Gross SqFt	16,160	16,752	11,000
Estimated Gross Income	\$281,463	\$360,679	\$188,687
Gross Income per SqFt	\$17.42	\$21.53	\$17.15
Full Market Value	\$1,110,000	\$1,570,000	\$747,000
Market Value per SqFt	\$69.00	\$94.00	\$68.00
Distance from Cooperative in miles		0.65	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-0054	3-00975-0017	3-00312-0038
Address	254 PARK PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	12
Year Built	1915	1920	1910
Gross SqFt	15,434	16,752	11,000
Estimated Gross Income	\$268,818	\$360,679	\$188,687
Gross Income per SqFt	\$17.42	\$21.53	\$17.15
Full Market Value	\$1,060,000	\$1,570,000	\$747,000
Market Value per SqFt	\$69.00	\$94.00	\$68.00
Distance from Cooperative in miles		0.65	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0001	3-01078-0016	3-01380-0014
Address	689 VANDERBILT AVENUE	530 2 STREET	1540 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	21	47	34
Year Built	1900	1920	1923
Gross SqFt	41,000	39,261	25,840
Estimated Gross Income	\$573,906	\$571,250	\$349,180
Gross Income per SqFt	\$14.00	\$14.55	\$13.51
Full Market Value	\$2,090,000	\$2,090,000	\$1,270,000
Market Value per SqFt	\$51.00	\$53.00	\$49.10
Distance from Cooperative in miles		0.65	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0011	3-01162-0010	3-01162-0011
Address	675 VANDERBILT AVENUE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1910	1931	1931
Gross SqFt	8,952	6,924	7,280
Estimated Gross Income	\$178,694	\$144,528	\$147,451
Gross Income per SqFt	\$19.96	\$20.87	\$20.25
Full Market Value	\$776,000	\$628,000	\$640,000
Market Value per SqFt	\$87.00	\$91.00	\$88.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01165-0012	3-01162-0010	3-01162-0011
Address	673 VANDERBILT AVENUE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	11	11
Year Built	1910	1931	1931
Gross SqFt	9,340	6,924	7,280
Estimated Gross Income	\$186,439	\$144,528	\$147,451
Gross Income per SqFt	\$19.96	\$20.87	\$20.25
Full Market Value	\$810,000	\$628,000	\$640,000
Market Value per SqFt	\$87.00	\$91.00	\$88.00
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01166-0001	3-01984-0011	3-05030-0016
Address	361 STERLING PLACE	51 IRVING PLACE	300 LINCOLN ROAD
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	14	12
Year Built	1930	1930	1931
Gross SqFt	8,736	9,180	6,075
Estimated Gross Income	\$134,971	\$161,349	\$78,660
Gross Income per SqFt	\$15.45	\$17.58	\$12.95
Full Market Value	\$534,000	\$639,000	\$287,000
Market Value per SqFt	\$61.00	\$70.00	\$47.20
Distance from Cooperative in miles		0.65	1.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01169-0001	3-01164-0064	3-00236-0015
Address	10 PLAZA ST EAST	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	82	191
Year Built	1959	1937	1928
Gross SqFt	163,000	92,902	157,042
Estimated Gross Income	\$2,182,570	\$1,384,438	\$2,462,596
Gross Income per SqFt	\$13.39	\$14.90	\$15.68
Full Market Value	\$7,970,000	\$5,050,000	\$5,760,000
Market Value per SqFt	\$48.90	\$54.00	\$36.70
Distance from Cooperative in miles		0.05	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01169-0024	3-00236-0015	3-01946-0004
Address	20 PLAZA ST EAST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	105	191	86
Year Built	1940	1928	1905
Gross SqFt	140,595	157,042	113,924
Estimated Gross Income	\$2,080,961	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$14.80	\$15.68	\$15.92
Full Market Value	\$7,600,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$54.00	\$37.00	\$63.00
Distance from Cooperative in miles		1.85	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0001	3-00236-0015	3-01946-0004
Address	50 PLAZA ST EAST	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	50	191	86
Year Built	1925	1928	1905
Gross SqFt	84,530	157,042	113,924
Estimated Gross Income	\$1,251,137	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$14.80	\$15.68	\$15.92
Full Market Value	\$4,570,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$54.00	\$37.00	\$63.00
Distance from Cooperative in miles		2.00	0.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0009	3-01164-0064	3-01946-0004
Address	34 PLAZA ST EAST	215 STERLING PLACE	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	119	82	86
Year Built	1956	1937	1905
Gross SqFt	120,000	92,902	113,924
Estimated Gross Income	\$1,776,132	\$1,384,438	\$1,813,401
Gross Income per SqFt	\$14.80	\$14.90	\$15.92
Full Market Value	\$6,480,000	\$5,050,000	\$7,180,000
Market Value per SqFt	\$54.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.15	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0029	3-01948-0040	3-01085-0037
Address	296 STERLING PLACE	91 CLIFTON PLACE	94 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	PARK SLOPE
Building Classification	D4-ELEVATOR	D5-ELEVATOR	C1-WALK-UP
Total Units	19	22	30
Year Built	1910	1920	1920
Gross SqFt	29,724	22,500	21,195
Estimated Gross Income	\$458,011	\$349,697	\$341,592
Gross Income per SqFt	\$15.41	\$15.54	\$16.12
Full Market Value	\$1,810,000	\$1,380,000	\$1,350,000
Market Value per SqFt	\$61.00	\$61.00	\$64.00
Distance from Cooperative in miles		1.00	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0037	3-01158-0021	3-02715-0007
Address	21 BUTLER PLACE	180 PROSPECT PLACE	536 GRAHAM AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	16
Year Built	1915	1931	1920
Gross SqFt	18,000	15,480	12,672
Estimated Gross Income	\$294,601	\$252,907	\$230,883
Gross Income per SqFt	\$16.37	\$16.34	\$18.22
Full Market Value	\$1,170,000	\$1,000,000	\$914,000
Market Value per SqFt	\$65.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.20	3.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01170-0041	3-01158-0021	3-02715-0007
Address	15 BUTLER PLACE	180 PROSPECT PLACE	536 GRAHAM AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1930	1931	1920
Gross SqFt	17,680	15,480	12,672
Estimated Gross Income	\$280,935	\$252,907	\$230,883
Gross Income per SqFt	\$15.89	\$16.34	\$18.22
Full Market Value	\$1,110,000	\$1,000,000	\$914,000
Market Value per SqFt	\$63.00	\$65.00	\$72.00
Distance from Cooperative in miles		0.20	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0002	3-00265-0006	3-01085-0037
Address	315 ST JOHN'S PLACE	59 LIVINGSTON STREET	94 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	41	43	30
Year Built	1921	1917	1920
Gross SqFt	63,300	63,224	21,195
Estimated Gross Income	\$847,587	\$1,098,719	\$341,592
Gross Income per SqFt	\$13.39	\$17.38	\$16.12
Full Market Value	\$3,090,000	\$4,350,000	\$1,350,000
Market Value per SqFt	\$48.80	\$69.00	\$64.00
Distance from Cooperative in miles		1.75	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0007	3-01164-0064	3-00236-0015
Address	295 ST JOHN'S PLACE	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	82	191
Year Built	1923	1937	1928
Gross SqFt	86,040	92,902	157,042
Estimated Gross Income	\$1,152,076	\$1,384,438	\$2,462,596
Gross Income per SqFt	\$13.39	\$14.90	\$15.68
Full Market Value	\$4,210,000	\$5,050,000	\$5,760,000
Market Value per SqFt	\$48.90	\$54.00	\$36.70
Distance from Cooperative in miles		0.20	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0019	3-01164-0064	3-00236-0015
Address	60 PLAZA ST EAST	215 STERLING PLACE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	80	82	191
Year Built	1940	1937	1928
Gross SqFt	97,320	92,902	157,042
Estimated Gross Income	\$1,303,115	\$1,384,438	\$2,462,596
Gross Income per SqFt	\$13.39	\$14.90	\$15.68
Full Market Value	\$4,760,000	\$5,050,000	\$5,760,000
Market Value per SqFt	\$48.90	\$54.00	\$36.70
Distance from Cooperative in miles		0.20	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-0048	3-01078-0016	3-01380-0014
Address	328 STERLING PLACE	530 2 STREET	1540 STERLING PLACE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	47	34
Year Built	1931	1920	1923
Gross SqFt	23,875	39,261	25,840
Estimated Gross Income	\$319,686	\$571,250	\$349,180
Gross Income per SqFt	\$13.39	\$14.55	\$13.51
Full Market Value	\$1,170,000	\$2,090,000	\$1,270,000
Market Value per SqFt	\$49.00	\$53.00	\$49.10
Distance from Cooperative in miles		0.60	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0001	3-00242-0018	3-00268-0039
Address	35 EASTERN PARKWAY	191 HICKS STREET	54 LIVINGSTON STREET
Neighborhood	PROSPECT HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	70	19	32
Year Built	1961	1920	1900
Gross SqFt	35,160	24,528	21,040
Estimated Gross Income	\$671,986	\$429,871	\$408,390
Gross Income per SqFt	\$19.11	\$17.53	\$19.41
Full Market Value	\$2,920,000	\$1,700,000	\$1,770,000
Market Value per SqFt	\$83.00	\$69.00	\$84.00
Distance from Cooperative in miles		2.05	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0019	3-00817-0001	3-01970-0001
Address	274 ST JOHN'S PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1912	1911	1930
Gross SqFt	12,628	10,460	14,796
Estimated Gross Income	\$255,453	\$213,840	\$300,340
Gross Income per SqFt	\$20.23	\$20.44	\$20.30
Full Market Value	\$1,110,000	\$501,000	\$1,300,000
Market Value per SqFt	\$88.00	\$48.00	\$88.00
Distance from Cooperative in miles		3.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-0021	3-00817-0001	3-01970-0001
Address	280 ST JOHN'S PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1912	1911	1930
Gross SqFt	12,628	10,460	14,796
Estimated Gross Income	\$255,453	\$213,840	\$300,340
Gross Income per SqFt	\$20.23	\$20.44	\$20.30
Full Market Value	\$1,110,000	\$501,000	\$1,300,000
Market Value per SqFt	\$88.00	\$48.00	\$88.00
Distance from Cooperative in miles		3.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0038	3-00817-0001	3-01970-0001
Address	426 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1911	1930
Gross SqFt	15,000	10,460	14,796
Estimated Gross Income	\$303,438	\$213,840	\$300,340
Gross Income per SqFt	\$20.23	\$20.44	\$20.30
Full Market Value	\$1,320,000	\$501,000	\$1,300,000
Market Value per SqFt	\$88.00	\$48.00	\$88.00
Distance from Cooperative in miles		3.25	0.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0040	3-00817-0001	3-01970-0001
Address	430 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	1910	1911	1930
Gross SqFt	15,000	10,460	14,796
Estimated Gross Income	\$303,438	\$213,840	\$300,340
Gross Income per SqFt	\$20.23	\$20.44	\$20.30
Full Market Value	\$1,320,000	\$501,000	\$1,300,000
Market Value per SqFt	\$88.00	\$48.00	\$88.00
Distance from Cooperative in miles		3.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0041	3-00817-0001	3-01970-0001
Address	436 STERLING PLACE	5319 6 AVENUE	51 CLASSON AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	20
Year Built	1911	1911	1930
Gross SqFt	16,984	10,460	14,796
Estimated Gross Income	\$343,572	\$213,840	\$300,340
Gross Income per SqFt	\$20.23	\$20.44	\$20.30
Full Market Value	\$1,490,000	\$501,000	\$1,300,000
Market Value per SqFt	\$88.00	\$48.00	\$88.00
Distance from Cooperative in miles		3.25	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0048	3-01162-0011	3-01162-0010
Address	786 WASHINGTON AVENUE	633 GRAND AVENUE	635 GRAND AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1910	1931	1931
Gross SqFt	8,620	7,280	6,924
Estimated Gross Income	\$172,067	\$147,451	\$144,528
Gross Income per SqFt	\$19.96	\$20.25	\$20.87
Full Market Value	\$747,000	\$640,000	\$628,000
Market Value per SqFt	\$87.00	\$88.00	\$91.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0063	3-00975-0017	3-00312-0038
Address	415 ST JOHN'S PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	12
Year Built	1912	1920	1910
Gross SqFt	15,612	16,752	11,000
Estimated Gross Income	\$271,918	\$360,679	\$188,687
Gross Income per SqFt	\$17.42	\$21.53	\$17.15
Full Market Value	\$1,080,000	\$1,570,000	\$747,000
Market Value per SqFt	\$69.00	\$94.00	\$68.00
Distance from Cooperative in miles		0.90	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-0080	3-00975-0017	3-00312-0038
Address	365 ST JOHN'S PLACE	390 2 STREET	251 KANE STREET
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1909	1920	1910
Gross SqFt	13,385	16,752	11,000
Estimated Gross Income	\$233,120	\$360,679	\$188,687
Gross Income per SqFt	\$17.42	\$21.53	\$17.15
Full Market Value	\$923,000	\$1,570,000	\$747,000
Market Value per SqFt	\$69.00	\$94.00	\$68.00
Distance from Cooperative in miles		0.90	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01175-0021	3-01162-0010	3-01162-0011
Address	572 STERLING PLACE	635 GRAND AVENUE	633 GRAND AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	11
Year Built	1915	1931	1931
Gross SqFt	11,584	6,924	7,280
Estimated Gross Income	\$201,762	\$144,528	\$147,451
Gross Income per SqFt	\$17.42	\$20.87	\$20.25
Full Market Value	\$799,000	\$628,000	\$640,000
Market Value per SqFt	\$69.00	\$91.00	\$88.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0025	3-02715-0007	3-01984-0011
Address	388 ST JOHN'S PLACE	536 GRAHAM AVENUE	51 IRVING PLACE
Neighborhood	PROSPECT HEIGHTS	GREENPOINT	CLINTON HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	1915	1920	1930
Gross SqFt	9,688	12,672	9,180
Estimated Gross Income	\$142,566	\$230,883	\$161,349
Gross Income per SqFt	\$14.72	\$18.22	\$17.58
Full Market Value	\$334,000	\$914,000	\$639,000
Market Value per SqFt	\$34.50	\$72.00	\$70.00
Distance from Cooperative in miles		3.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0032	3-01078-0016	3-01361-0043
Address	408 ST JOHN'S PLACE	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	48
Year Built	1924	1920	1926
Gross SqFt	41,800	39,261	37,400
Estimated Gross Income	\$612,658	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$2,240,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0036	3-01078-0016	3-01361-0043
Address	418 ST JOHN'S PLACE	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	48
Year Built	1924	1920	1926
Gross SqFt	41,600	39,261	37,400
Estimated Gross Income	\$609,727	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$2,230,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.70	1.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01176-0047	3-01089-0001	3-01153-0010
Address	375 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	39	32	35
Year Built	1921	1905	1930
Gross SqFt	36,352	31,468	32,835
Estimated Gross Income	\$645,135	\$658,728	\$524,396
Gross Income per SqFt	\$17.75	\$20.93	\$15.97
Full Market Value	\$2,550,000	\$2,860,000	\$2,080,000
Market Value per SqFt	\$70.00	\$91.00	\$63.00
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01178-0057	3-02495-0042	3-01281-0009
Address	553 LINCOLN PLACE	1085 MANHATTAN AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	GREENPOINT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1911	1931	1905
Gross SqFt	18,136	13,250	13,200
Estimated Gross Income	\$245,456	\$226,245	\$223,504
Gross Income per SqFt	\$13.53	\$17.08	\$16.93
Full Market Value	\$896,000	\$530,000	\$885,000
Market Value per SqFt	\$49.40	\$40.00	\$67.00
Distance from Cooperative in miles		4.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01178-0059	3-02495-0042	3-01281-0009
Address	547 LINCOLN PLACE	1085 MANHATTAN AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	GREENPOINT	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1911	1931	1905
Gross SqFt	18,136	13,250	13,200
Estimated Gross Income	\$245,539	\$226,245	\$223,504
Gross Income per SqFt	\$13.54	\$17.08	\$16.93
Full Market Value	\$896,000	\$530,000	\$885,000
Market Value per SqFt	\$49.40	\$40.00	\$67.00
Distance from Cooperative in miles		4.35	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0017	3-01089-0001	3-01153-0010
Address	77 EASTERN PARKWAY	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	32	35
Year Built	1921	1905	1930
Gross SqFt	30,610	31,468	32,835
Estimated Gross Income	\$543,233	\$658,728	\$524,396
Gross Income per SqFt	\$17.75	\$20.93	\$15.97
Full Market Value	\$2,150,000	\$2,860,000	\$2,080,000
Market Value per SqFt	\$70.00	\$91.00	\$63.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0027	3-01089-0001	3-01153-0010
Address	338 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	32	35
Year Built	1922	1905	1930
Gross SqFt	32,855	31,468	32,835
Estimated Gross Income	\$583,074	\$658,728	\$524,396
Gross Income per SqFt	\$17.75	\$20.93	\$15.97
Full Market Value	\$2,310,000	\$2,860,000	\$2,080,000
Market Value per SqFt	\$70.00	\$91.00	\$63.00
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0047	3-01164-0064	3-01946-0004
Address	135 EASTERN PARKWAY	215 STERLING PLACE	379 WASHINGTON AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	186	82	86
Year Built	1926	1937	1905
Gross SqFt	220,000	92,902	113,924
Estimated Gross Income	\$3,312,892	\$1,384,438	\$1,813,401
Gross Income per SqFt	\$15.06	\$14.90	\$15.92
Full Market Value	\$13,100,000	\$5,050,000	\$7,180,000
Market Value per SqFt	\$60.00	\$54.00	\$63.00
Distance from Cooperative in miles		0.40	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0061	3-01078-0016	3-01361-0043
Address	125 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	47	48
Year Built	1923	1920	1926
Gross SqFt	50,622	39,261	37,400
Estimated Gross Income	\$741,962	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$2,710,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0066	3-01078-0016	3-01361-0043
Address	115 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	47	48
Year Built	1922	1920	1926
Gross SqFt	42,798	39,261	37,400
Estimated Gross Income	\$612,629	\$571,250	\$591,587
Gross Income per SqFt	\$14.31	\$14.55	\$15.82
Full Market Value	\$2,240,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$52.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0085	3-01078-0016	3-01361-0043
Address	61 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	47	48
Year Built	1930	1920	1926
Gross SqFt	49,157	39,261	37,400
Estimated Gross Income	\$720,489	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$2,630,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.65	1.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0092	3-01078-0016	3-01361-0043
Address	55 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	47	48
Year Built	1925	1920	1926
Gross SqFt	44,100	39,261	37,400
Estimated Gross Income	\$646,369	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$2,360,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0096	3-01946-0004	3-00236-0015
Address	41 EASTERN PARKWAY	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	PROSPECT HEIGHTS	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	68	86	191
Year Built	1926	1905	1928
Gross SqFt	125,300	113,924	157,042
Estimated Gross Income	\$1,836,510	\$1,813,401	\$2,462,596
Gross Income per SqFt	\$14.66	\$15.92	\$15.68
Full Market Value	\$6,700,000	\$7,180,000	\$5,760,000
Market Value per SqFt	\$53.00	\$63.00	\$36.70
Distance from Cooperative in miles		1.00	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0103	3-01089-0001	3-01153-0010
Address	400 LINCOLN PLACE	719 8 AVENUE	93 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	32	35
Year Built	1924	1905	1930
Gross SqFt	31,080	31,468	32,835
Estimated Gross Income	\$552,854	\$658,728	\$524,396
Gross Income per SqFt	\$17.79	\$20.93	\$15.97
Full Market Value	\$2,190,000	\$2,860,000	\$2,080,000
Market Value per SqFt	\$70.00	\$91.00	\$63.00
Distance from Cooperative in miles		0.80	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01179-0108	3-01078-0016	3-01361-0043
Address	175 EASTERN PARKWAY	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	47	48
Year Built	1922	1920	1926
Gross SqFt	85,000	39,261	37,400
Estimated Gross Income	\$1,245,837	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$4,550,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$54.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.65	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-0055	3-01178-0075	3-01085-0037
Address	321 EASTERN PARKWAY	505 LINCOLN PLACE	94 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	30
Year Built	1920	1920	1920
Gross SqFt	20,240	25,556	21,195
Estimated Gross Income	\$322,297	\$402,821	\$341,592
Gross Income per SqFt	\$15.92	\$15.76	\$16.12
Full Market Value	\$1,280,000	\$943,000	\$1,350,000
Market Value per SqFt	\$63.00	\$37.00	\$64.00
Distance from Cooperative in miles		0.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-0058	3-01178-0075	3-01085-0037
Address	315 EASTERN PARKWAY	505 LINCOLN PLACE	94 PROSPECT PARK WEST
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	30
Year Built	1920	1920	1920
Gross SqFt	20,240	25,556	21,195
Estimated Gross Income	\$322,297	\$402,821	\$341,592
Gross Income per SqFt	\$15.92	\$15.76	\$16.12
Full Market Value	\$1,280,000	\$943,000	\$1,350,000
Market Value per SqFt	\$63.00	\$37.00	\$64.00
Distance from Cooperative in miles		0.05	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01189-0064	3-01078-0016	3-01361-0043
Address	27 CROWN STREET	530 2 STREET	1248 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	PARK SLOPE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	47	48
Year Built	1926	1920	1926
Gross SqFt	51,000	39,261	37,400
Estimated Gross Income	\$747,502	\$571,250	\$591,587
Gross Income per SqFt	\$14.66	\$14.55	\$15.82
Full Market Value	\$1,750,000	\$2,090,000	\$2,340,000
Market Value per SqFt	\$34.30	\$53.00	\$63.00
Distance from Cooperative in miles		0.90	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01205-0020	3-01288-0038	3-01268-0009
Address	1152 PACIFIC STREET	1116 CARROLL STREET	464 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	42	16
Year Built	1910	1925	1913
Gross SqFt	8,000	32,350	18,032
Estimated Gross Income	\$71,200	\$287,447	\$153,654
Gross Income per SqFt	\$8.90	\$8.89	\$8.52
Full Market Value	\$197,000	\$742,000	\$396,000
Market Value per SqFt	\$24.63	\$23.00	\$21.96
Distance from Cooperative in miles		0.75	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01206-0026	3-01305-0072	3-01286-0051
Address	1228 PACIFIC STREET	237 SULLIVAN PLACE	1435 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	27	27
Year Built	1905	1923	1920
Gross SqFt	14,120	27,300	22,669
Estimated Gross Income	\$151,084	\$293,174	\$241,544
Gross Income per SqFt	\$10.70	\$10.74	\$10.66
Full Market Value	\$354,000	\$911,000	\$751,000
Market Value per SqFt	\$25.10	\$33.00	\$33.10
Distance from Cooperative in miles		0.85	0.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01207-0028	3-01243-0021	3-01234-0023
Address	1304 PACIFIC STREET	1040 PARK PLACE	846 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	20
Year Built	1945	1910	1905
Gross SqFt	16,000	25,484	25,680
Estimated Gross Income	\$140,739	\$199,093	\$188,432
Gross Income per SqFt	\$8.80	\$7.81	\$7.34
Full Market Value	\$330,000	\$514,000	\$441,000
Market Value per SqFt	\$20.63	\$20.00	\$17.17
Distance from Cooperative in miles		0.40	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01207-0072	3-01281-0005	
Address	1197 DEAN STREET	1597 BEDFORD AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1910	1905	
Gross SqFt	5,200	13,688	
Estimated Gross Income	\$62,400	\$164,353	
Gross Income per SqFt	\$12.00	\$12.01	
Full Market Value	\$206,000	\$567,000	
Market Value per SqFt	\$39.60	\$41.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0038	3-01223-0076	3-01223-0078
Address	1384 PACIFIC STREET	925 ST MARK'S AVENUE	921 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	20
Year Built	1905	1905	1905
Gross SqFt	21,200	19,120	19,120
Estimated Gross Income	\$192,156	\$181,890	\$199,358
Gross Income per SqFt	\$9.06	\$9.51	\$10.43
Full Market Value	\$450,000	\$519,000	\$619,000
Market Value per SqFt	\$21.23	\$27.00	\$32.40
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0041	3-01223-0076	3-01223-0078
Address	88 BROOKLYN AVENUE	925 ST MARK'S AVENUE	921 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	1905	1905	1905
Gross SqFt	20,472	19,120	19,120
Estimated Gross Income	\$169,321	\$181,890	\$199,358
Gross Income per SqFt	\$8.27	\$9.51	\$10.43
Full Market Value	\$396,000	\$519,000	\$619,000
Market Value per SqFt	\$19.34	\$27.00	\$32.40
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01208-0064	3-01406-0050	3-01206-0028
Address	1299 DEAN STREET	1497 CARROLL STREET	1232 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	53	36
Year Built	1913	1925	1905
Gross SqFt	22,320	48,088	29,772
Estimated Gross Income	\$245,520	\$528,793	\$327,898
Gross Income per SqFt	\$11.00	\$11.00	\$11.01
Full Market Value	\$575,000	\$1,640,000	\$1,020,000
Market Value per SqFt	\$25.80	\$34.00	\$34.30
Distance from Cooperative in miles		0.80	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01212-0065	3-01268-0023	3-01311-0054
Address	1055 BERGEN STREET	506 EASTERN PARKWAY	569 EMPIRE BOULEVARD
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	24
Year Built	1905	1914	1925
Gross SqFt	12,628	18,200	21,600
Estimated Gross Income	\$104,444	\$150,356	\$182,216
Gross Income per SqFt	\$8.27	\$8.26	\$8.44
Full Market Value	\$245,000	\$388,000	\$470,000
Market Value per SqFt	\$19.40	\$21.00	\$21.76
Distance from Cooperative in miles		0.50	0.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01227-0068	3-01230-0023	3-01230-0021
Address	821 PROSPECT PLACE	950 ST MARK'S AVENUE	946 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1904	1905
Gross SqFt	12,680	11,382	11,382
Estimated Gross Income	\$182,584	\$186,598	\$132,307
Gross Income per SqFt	\$14.40	\$16.39	\$11.62
Full Market Value	\$427,000	\$739,000	\$457,000
Market Value per SqFt	\$33.70	\$65.00	\$40.20
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01228-0037	3-01288-0045	3-01271-0005
Address	840 ST MARK'S AVENUE	201 CROWN STREET	706 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	55	48
Year Built	1926	1939	1935
Gross SqFt	66,222	59,143	69,906
Estimated Gross Income	\$521,114	\$459,585	\$539,184
Gross Income per SqFt	\$7.87	\$7.77	\$7.71
Full Market Value	\$1,220,000	\$1,190,000	\$1,390,000
Market Value per SqFt	\$18.42	\$20.00	\$19.88
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01230-0025	3-01305-0072	3-01286-0051
Address	952 ST MARK'S AVENUE	237 SULLIVAN PLACE	1435 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	27	27
Year Built	1905	1923	1920
Gross SqFt	32,450	27,300	22,669
Estimated Gross Income	\$347,215	\$293,174	\$241,544
Gross Income per SqFt	\$10.70	\$10.74	\$10.66
Full Market Value	\$813,000	\$911,000	\$751,000
Market Value per SqFt	\$25.10	\$33.00	\$33.10
Distance from Cooperative in miles		0.90	0.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01234-0001	3-01205-0022	3-01228-0060
Address	685 NOSTRAND AVENUE	1154 PACIFIC STREET	925 PROSPECT PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	47	82
Year Built	1905	1926	1900
Gross SqFt	27,070	35,784	86,804
Estimated Gross Income	\$193,033	\$409,999	\$681,344
Gross Income per SqFt	\$7.13	\$11.46	\$7.85
Full Market Value	\$452,000	\$1,410,000	\$1,760,000
Market Value per SqFt	\$16.70	\$39.00	\$20.28
Distance from Cooperative in miles		0.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01235-0001	3-01406-0050	3-01309-0056
Address	913 PARK PLACE	1497 CARROLL STREET	436 NEW YORK AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	53	54
Year Built	1942	1925	1927
Gross SqFt	116,310	48,088	39,712
Estimated Gross Income	\$1,298,624	\$528,793	\$526,740
Gross Income per SqFt	\$11.17	\$11.00	\$13.26
Full Market Value	\$4,030,000	\$1,640,000	\$1,920,000
Market Value per SqFt	\$34.60	\$34.00	\$48.30
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01235-0071	3-01212-0061	3-01206-0039
Address	941 PARK PLACE	1059 BERGEN STREET	1250 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1905	1905	1905
Gross SqFt	10,600	12,440	10,548
Estimated Gross Income	\$94,706	\$178,804	\$99,886
Gross Income per SqFt	\$8.93	\$14.37	\$9.47
Full Market Value	\$222,000	\$461,000	\$285,000
Market Value per SqFt	\$20.94	\$37.00	\$27.00
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01244-0025	3-01268-0023	3-01402-0001
Address	1125 STERLING PLACE	506 EASTERN PARKWAY	1625 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	44
Year Built	1931	1914	1919
Gross SqFt	17,304	18,200	44,640
Estimated Gross Income	\$143,112	\$150,356	\$369,708
Gross Income per SqFt	\$8.27	\$8.26	\$8.28
Full Market Value	\$335,000	\$388,000	\$954,000
Market Value per SqFt	\$19.36	\$21.00	\$21.37
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01249-0007	3-01403-0055	3-01220-0019
Address	960 STERLING PLACE	1745 PRESIDENT STREET	715 BERGEN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	79	54	84
Year Built	1937	1930	1939
Gross SqFt	92,688	60,839	95,671
Estimated Gross Income	\$749,429	\$484,221	\$765,787
Gross Income per SqFt	\$8.09	\$7.96	\$8.00
Full Market Value	\$1,930,000	\$1,250,000	\$1,980,000
Market Value per SqFt	\$20.82	\$21.00	\$20.70
Distance from Cooperative in miles		0.90	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01252-0080	3-01374-0061	3-01399-0020
Address	1516 BEDFORD AVENUE	1563 STERLING PLACE	1330 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	24
Year Built	1931	1922	1922
Gross SqFt	8,932	21,300	18,848
Estimated Gross Income	\$113,436	\$268,394	\$232,427
Gross Income per SqFt	\$12.70	\$12.60	\$12.33
Full Market Value	\$266,000	\$926,000	\$802,000
Market Value per SqFt	\$29.80	\$44.00	\$42.60
Distance from Cooperative in miles		1.50	1.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01261-0055	3-01280-0016	3-01268-0013
Address	469 EASTERN PARKWAY	1016 PRESIDENT STREET	476 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	26	16
Year Built	1915	1923	1913
Gross SqFt	15,384	22,132	14,812
Estimated Gross Income	\$179,992	\$366,402	\$173,773
Gross Income per SqFt	\$11.70	\$16.56	\$11.73
Full Market Value	\$621,000	\$1,450,000	\$600,000
Market Value per SqFt	\$40.40	\$66.00	\$40.50
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01261-0058	3-01280-0058	3-01305-0072
Address	465 EASTERN PARKWAY	991 CARROLL STREET	237 SULLIVAN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	70	27
Year Built	1915	1925	1923
Gross SqFt	20,870	55,012	27,300
Estimated Gross Income	\$225,396	\$594,564	\$293,174
Gross Income per SqFt	\$10.80	\$10.81	\$10.74
Full Market Value	\$528,000	\$1,850,000	\$911,000
Market Value per SqFt	\$25.30	\$34.00	\$33.40
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01263-0009	3-01305-0029	3-01273-0016
Address	876 LINCOLN PLACE	394 MONTGOMERY STREET	1038 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	42	23
Year Built	1905	1925	1916
Gross SqFt	9,000	30,700	22,800
Estimated Gross Income	\$82,800	\$367,149	\$207,410
Gross Income per SqFt	\$9.20	\$11.96	\$9.10
Full Market Value	\$229,000	\$1,270,000	\$592,000
Market Value per SqFt	\$25.40	\$41.00	\$26.00
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01264-0046	3-01305-0060	3-01292-0007
Address	773 EASTERN PARKWAY	271 SULLIVAN PLACE	1324 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	33
Year Built	1905	1927	1923
Gross SqFt	11,500	25,440	35,496
Estimated Gross Income	\$104,650	\$232,732	\$317,885
Gross Income per SqFt	\$9.10	\$9.15	\$8.96
Full Market Value	\$245,000	\$664,000	\$820,000
Market Value per SqFt	\$21.30	\$26.00	\$23.10
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01264-0048	3-01305-0060	3-01292-0007
Address	767 EASTERN PARKWAY	271 SULLIVAN PLACE	1324 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	33
Year Built	1905	1927	1923
Gross SqFt	11,500	25,440	35,496
Estimated Gross Income	\$104,650	\$232,732	\$317,885
Gross Income per SqFt	\$9.10	\$9.15	\$8.96
Full Market Value	\$245,000	\$664,000	\$820,000
Market Value per SqFt	\$21.30	\$26.00	\$23.10
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01273-0001	3-01277-0007	3-01266-0053
Address	1001 FRANKLIN AVENUE	315 NEW YORK AVENUE	1101 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	33	24
Year Built	1922	1920	1922
Gross SqFt	40,444	32,628	18,784
Estimated Gross Income	\$382,830	\$325,272	\$178,853
Gross Income per SqFt	\$9.47	\$9.97	\$9.52
Full Market Value	\$896,000	\$928,000	\$510,000
Market Value per SqFt	\$22.15	\$28.00	\$27.20
Distance from Cooperative in miles		0.55	0.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01283-0001	3-01419-0001	3-01287-0033
Address	1238 PRESIDENT STREET	921 MONTGOMERY STREET	1030 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	94	46
Year Built	1972	1927	1925
Gross SqFt	221,100	88,244	40,890
Estimated Gross Income	\$2,432,100	\$935,136	\$420,845
Gross Income per SqFt	\$11.00	\$10.60	\$10.29
Full Market Value	\$5,690,000	\$2,910,000	\$1,310,000
Market Value per SqFt	\$25.70	\$33.00	\$32.00
Distance from Cooperative in miles		0.90	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01287-0039	3-01205-0022	3-01206-0028
Address	1040 CARROLL STREET	1154 PACIFIC STREET	1232 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	47	36
Year Built	1927	1926	1905
Gross SqFt	60,939	35,784	29,772
Estimated Gross Income	\$673,491	\$409,999	\$327,898
Gross Income per SqFt	\$11.05	\$11.46	\$11.01
Full Market Value	\$1,580,000	\$1,410,000	\$1,020,000
Market Value per SqFt	\$25.90	\$39.00	\$34.30
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01292-0001	3-01268-0023	
Address	421 CROWN STREET	506 EASTERN PARKWAY	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	39	16	
Year Built	1923	1914	
Gross SqFt	44,700	18,200	
Estimated Gross Income	\$369,709	\$150,356	
Gross Income per SqFt	\$8.27	\$8.26	
Full Market Value	\$866,000	\$388,000	
Market Value per SqFt	\$19.37	\$21.00	
Distance from Cooperative in miles		0.45	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01296-0064	3-01213-0046	3-01221-0023
Address	345 MONTGOMERY STREET	110 NEW YORK AVENUE	789 ST MARK'S AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	102	66	133
Year Built	1928	1905	1905
Gross SqFt	105,675	82,008	166,718
Estimated Gross Income	\$707,493	\$497,036	\$1,261,651
Gross Income per SqFt	\$6.69	\$6.06	\$7.57
Full Market Value	\$1,660,000	\$1,160,000	\$2,950,000
Market Value per SqFt	\$15.71	\$14.00	\$17.69
Distance from Cooperative in miles		0.75	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01325-0001	3-01429-0017	3-01324-0035
Address	446 KINGSTON AVENUE	750 LEFFERTS AVENUE	7 BALFOUR PLACE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	200	65	45
Year Built	1928	1940	1928
Gross SqFt	195,726	72,310	43,780
Estimated Gross Income	\$1,575,836	\$597,281	\$387,873
Gross Income per SqFt	\$8.05	\$8.26	\$8.86
Full Market Value	\$4,070,000	\$1,540,000	\$1,000,000
Market Value per SqFt	\$20.79	\$21.00	\$22.84
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01327-0013	3-01418-0049	3-01327-0054
Address	50 LEFFERTS AVENUE	899 MONTGOMERY STREET	145 LINCOLN ROAD
Neighborhood	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	107	71
Year Built	1939	1928	1929
Gross SqFt	92,538	106,392	66,516
Estimated Gross Income	\$850,202	\$900,058	\$616,830
Gross Income per SqFt	\$9.19	\$8.46	\$9.27
Full Market Value	\$2,420,000	\$2,320,000	\$1,760,000
Market Value per SqFt	\$26.20	\$22.00	\$26.50
Distance from Cooperative in miles		1.25	0.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01328-0044	3-01402-0012	3-01379-0027
Address	430 ROGERS AVENUE	1660 UNION STREET	1488 STERLING PLACE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	32
Year Built	1907	1916	1922
Gross SqFt	9,964	18,400	24,416
Estimated Gross Income	\$94,316	\$170,849	\$231,632
Gross Income per SqFt	\$9.47	\$9.29	\$9.49
Full Market Value	\$221,000	\$487,000	\$661,000
Market Value per SqFt	\$22.18	\$27.00	\$27.10
Distance from Cooperative in miles		1.25	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01354-0006	3-01277-0007	3-01379-0027
Address	125 SCHENECTADY AVENUE	315 NEW YORK AVENUE	1488 STERLING PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	25	33	32
Year Built	1910	1920	1922
Gross SqFt	26,250	32,628	24,416
Estimated Gross Income	\$248,474	\$325,272	\$231,632
Gross Income per SqFt	\$9.47	\$9.97	\$9.49
Full Market Value	\$582,000	\$928,000	\$661,000
Market Value per SqFt	\$22.17	\$28.00	\$27.10
Distance from Cooperative in miles		0.90	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01361-0081	3-01385-0028	3-01368-0068
Address	1405 PROSPECT PLACE	1480 ST JOHN'S PLACE	1517 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	32	40
Year Built	1910	1923	1910
Gross SqFt	38,520	31,680	35,560
Estimated Gross Income	\$340,417	\$201,845	\$200,342
Gross Income per SqFt	\$8.84	\$6.37	\$5.63
Full Market Value	\$797,000	\$473,000	\$469,000
Market Value per SqFt	\$20.69	\$15.00	\$13.19
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01368-0001	3-01277-0007	3-01240-0017
Address	1493 PARK PLACE	315 NEW YORK AVENUE	778 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	33	20
Year Built	1910	1920	1906
Gross SqFt	17,493	32,628	17,244
Estimated Gross Income	\$165,584	\$325,272	\$162,781
Gross Income per SqFt	\$9.47	\$9.97	\$9.44
Full Market Value	\$388,000	\$928,000	\$464,000
Market Value per SqFt	\$22.18	\$28.00	\$26.90
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01368-0059	3-01226-0055	3-01240-0017
Address	1551 PARK PLACE	767 PROSPECT PLACE	778 PARK PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	40	20
Year Built	1910	1900	1906
Gross SqFt	22,600	40,144	17,244
Estimated Gross Income	\$213,925	\$403,404	\$162,781
Gross Income per SqFt	\$9.47	\$10.05	\$9.44
Full Market Value	\$501,000	\$1,150,000	\$464,000
Market Value per SqFt	\$22.17	\$29.00	\$26.90
Distance from Cooperative in miles		1.30	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01372-0017	3-01372-0072	3-01205-0062
Address	1346 PARK PLACE	1389 STERLING PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	43	32
Year Built	1923	1926	1910
Gross SqFt	20,832	34,835	30,416
Estimated Gross Income	\$218,646	\$376,072	\$352,063
Gross Income per SqFt	\$10.50	\$10.80	\$11.57
Full Market Value	\$512,000	\$1,170,000	\$824,000
Market Value per SqFt	\$24.58	\$34.00	\$27.10
Distance from Cooperative in miles		0.00	1.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01381-0036	3-01409-0037	3-01209-0014
Address	1682 STERLING PLACE	1746 PRESIDENT STREET	1406 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	42	20
Year Built	1923	1925	1905
Gross SqFt	29,150	34,836	18,080
Estimated Gross Income	\$321,262	\$336,923	\$235,356
Gross Income per SqFt	\$11.02	\$9.67	\$13.02
Full Market Value	\$752,000	\$961,000	\$859,000
Market Value per SqFt	\$25.80	\$28.00	\$47.50
Distance from Cooperative in miles		0.45	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01387-0052	3-01407-0041	3-01412-0061
Address	578 RALPH AVENUE	1616 PRESIDENT STREET	601 CROWN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	24	27
Year Built	1922	1921	1922
Gross SqFt	14,400	19,528	24,800
Estimated Gross Income	\$127,259	\$232,183	\$221,379
Gross Income per SqFt	\$8.84	\$11.89	\$8.93
Full Market Value	\$298,000	\$801,000	\$571,000
Market Value per SqFt	\$20.69	\$41.00	\$23.02
Distance from Cooperative in miles		0.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01390-0075	3-01206-0064	3-01305-0029
Address	1057 EASTERN PARKWAY	1155 DEAN STREET	394 MONTGOMERY STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	42
Year Built	1914	1905	1925
Gross SqFt	15,800	13,656	30,700
Estimated Gross Income	\$202,985	\$184,803	\$367,149
Gross Income per SqFt	\$12.85	\$13.53	\$11.96
Full Market Value	\$475,000	\$675,000	\$1,270,000
Market Value per SqFt	\$30.10	\$49.00	\$41.40
Distance from Cooperative in miles		1.15	1.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01396-0021	3-01280-0058	3-01286-0051
Address	1076 EASTERN PARKWAY	991 CARROLL STREET	1435 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	70	27
Year Built	1920	1925	1920
Gross SqFt	18,600	55,012	22,669
Estimated Gross Income	\$200,991	\$594,564	\$241,544
Gross Income per SqFt	\$10.81	\$10.81	\$10.66
Full Market Value	\$471,000	\$1,850,000	\$751,000
Market Value per SqFt	\$25.30	\$34.00	\$33.10
Distance from Cooperative in miles		1.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01399-0029	3-01361-0076	3-01406-0037
Address	1346 EASTERN PARKWAY	1417 PROSPECT PLACE	1544 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	40	35
Year Built	1915	1910	1916
Gross SqFt	17,664	42,785	32,672
Estimated Gross Income	\$156,104	\$382,901	\$283,194
Gross Income per SqFt	\$8.84	\$8.95	\$8.67
Full Market Value	\$365,000	\$988,000	\$731,000
Market Value per SqFt	\$20.66	\$23.00	\$22.37
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01415-0016	3-01205-0022	3-01287-0033
Address	1702 CARROLL STREET	1154 PACIFIC STREET	1030 CARROLL STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	47	46
Year Built	1926	1926	1925
Gross SqFt	105,654	35,784	40,890
Estimated Gross Income	\$1,124,148	\$409,999	\$420,845
Gross Income per SqFt	\$10.64	\$11.46	\$10.29
Full Market Value	\$3,490,000	\$1,410,000	\$1,310,000
Market Value per SqFt	\$33.00	\$39.00	\$32.00
Distance from Cooperative in miles		1.50	1.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01424-0049	3-01423-0001	3-01205-0022
Address	897 EMPIRE BOULEVARD	757 EMPIRE BOULEVARD	1154 PACIFIC STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	43	47
Year Built	1931	1931	1926
Gross SqFt	50,826	39,928	35,784
Estimated Gross Income	\$466,969	\$339,685	\$409,999
Gross Income per SqFt	\$9.19	\$8.51	\$11.46
Full Market Value	\$1,090,000	\$876,000	\$1,410,000
Market Value per SqFt	\$21.45	\$22.00	\$39.40
Distance from Cooperative in miles		0.15	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01433-0038	3-01268-0023	3-01275-0069
Address	2182 ATLANTIC AVENUE	506 EASTERN PARKWAY	1145 PRESIDENT STREET
Neighborhood	OCEAN HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1910	1914	1915
Gross SqFt	17,000	18,200	16,320
Estimated Gross Income	\$141,100	\$150,356	\$178,861
Gross Income per SqFt	\$8.30	\$8.26	\$10.96
Full Market Value	\$330,000	\$388,000	\$510,000
Market Value per SqFt	\$19.41	\$21.00	\$31.30
Distance from Cooperative in miles		2.00	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01433-0060	3-01259-0029	3-01464-0053
Address	2153 PACIFIC STREET	387 EASTERN PARKWAY	1613 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	CROWN HEIGHTS	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	32	19
Year Built	1910	1905	1910
Gross SqFt	25,180	31,600	19,000
Estimated Gross Income	\$208,261	\$260,668	\$163,656
Gross Income per SqFt	\$8.27	\$8.25	\$8.61
Full Market Value	\$488,000	\$673,000	\$422,000
Market Value per SqFt	\$19.38	\$21.00	\$22.21
Distance from Cooperative in miles		2.20	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01442-0066	3-01464-0050	3-01227-0044
Address	2381 DEAN STREET	1617 EASTERN PARKWAY EXT	170 NEW YORK AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	19	36
Year Built	1910	1910	1917
Gross SqFt	17,576	19,600	39,088
Estimated Gross Income	\$127,990	\$138,479	\$273,110
Gross Income per SqFt	\$7.28	\$7.07	\$6.99
Full Market Value	\$300,000	\$324,000	\$639,000
Market Value per SqFt	\$17.07	\$17.00	\$16.35
Distance from Cooperative in miles		0.40	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01476-0001	3-01562-0007	3-01464-0053
Address	563 HOWARD AVENUE	257 SARATOGA AVENUE	1613 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	19
Year Built	1910	1910	1910
Gross SqFt	19,200	16,008	19,000
Estimated Gross Income	\$158,010	\$106,579	\$163,656
Gross Income per SqFt	\$8.23	\$6.66	\$8.61
Full Market Value	\$370,000	\$250,000	\$422,000
Market Value per SqFt	\$19.27	\$16.00	\$22.21
Distance from Cooperative in miles		0.60	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01499-0020	3-01419-0062	3-01424-0057
Address	789 MAC DONOUGH STREET	947 MONTGOMERY STREET	889 EMPIRE BOULEVARD
Neighborhood	OCEAN HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	94	59
Year Built	1930	1928	1934
Gross SqFt	44,433	99,822	62,658
Estimated Gross Income	\$395,453	\$883,871	\$552,229
Gross Income per SqFt	\$8.90	\$8.85	\$8.81
Full Market Value	\$926,000	\$2,280,000	\$1,420,000
Market Value per SqFt	\$20.84	\$23.00	\$22.66
Distance from Cooperative in miles		1.70	1.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01612-0062	3-01588-0036	3-01852-0025
Address	483 VAN BUREN STREET	58 LEWIS AVENUE	216 MACON STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1931	1931	1900
Gross SqFt	15,304	10,000	15,888
Estimated Gross Income	\$218,082	\$137,128	\$235,260
Gross Income per SqFt	\$14.25	\$13.71	\$14.81
Full Market Value	\$511,000	\$501,000	\$859,000
Market Value per SqFt	\$33.40	\$50.00	\$54.00
Distance from Cooperative in miles		0.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01612-0064	3-01588-0036	3-01852-0025
Address	479 VAN BUREN STREET	58 LEWIS AVENUE	216 MACON STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	16
Year Built	1931	1931	1900
Gross SqFt	15,072	10,000	15,888
Estimated Gross Income	\$214,776	\$137,128	\$235,260
Gross Income per SqFt	\$14.25	\$13.71	\$14.81
Full Market Value	\$503,000	\$501,000	\$859,000
Market Value per SqFt	\$33.40	\$50.00	\$54.00
Distance from Cooperative in miles		0.55	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01641-0055	3-01647-0084	3-01656-0001
Address	651 MADISON STREET	797 PUTNAM AVENUE	575 HANCOCK STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	23
Year Built	1931	1931	1910
Gross SqFt	28,800	18,550	21,600
Estimated Gross Income	\$324,576	\$221,005	\$463,320
Gross Income per SqFt	\$11.27	\$11.91	\$21.45
Full Market Value	\$760,000	\$763,000	\$2,010,000
Market Value per SqFt	\$26.40	\$41.00	\$93.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01654-0001	3-01656-0001	3-01656-0030
Address	490A JEFFERSON AVENUE	575 HANCOCK STREET	680 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	23	36
Year Built	1910	1910	1910
Gross SqFt	9,760	21,600	27,792
Estimated Gross Income	\$168,848	\$463,320	\$256,295
Gross Income per SqFt	\$17.30	\$21.45	\$9.22
Full Market Value	\$668,000	\$2,010,000	\$731,000
Market Value per SqFt	\$68.00	\$93.00	\$26.30
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01777-0015	3-06383-0006	3-05881-0038
Address	250 PULASKI STREET	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BEDFORD STUYVESANT	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	69	69
Year Built	1975	1960	1960
Gross SqFt	77,740	54,210	50,400
Estimated Gross Income	\$1,135,004	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$2,660,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$34.20	\$51.00	\$60.00
Distance from Cooperative in miles		7.00	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01797-0005	3-01797-0065	3-01588-0036
Address	1059 BEDFORD AVENUE	259 LEXINGTON AVENUE	58 LEWIS AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	12	12
Year Built	1931	1931	1931
Gross SqFt	11,520	14,000	10,000
Estimated Gross Income	\$164,275	\$207,345	\$137,128
Gross Income per SqFt	\$14.26	\$14.81	\$13.71
Full Market Value	\$385,000	\$757,000	\$501,000
Market Value per SqFt	\$33.40	\$54.00	\$50.00
Distance from Cooperative in miles		0.00	0.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01817-0036	3-01797-0065	3-01815-0061
Address	184 MONROE STREET	259 LEXINGTON AVENUE	371 MONROE STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	12
Year Built	1931	1931	1913
Gross SqFt	15,000	14,000	12,104
Estimated Gross Income	\$213,900	\$207,345	\$172,603
Gross Income per SqFt	\$14.26	\$14.81	\$14.26
Full Market Value	\$501,000	\$757,000	\$630,000
Market Value per SqFt	\$33.40	\$54.00	\$52.00
Distance from Cooperative in miles		0.20	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0002	3-01167-0013	3-01176-0001
Address	153 CLINTON AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	39	32
Year Built	1900	1926	1922
Gross SqFt	28,800	29,560	28,620
Estimated Gross Income	\$474,624	\$485,870	\$500,486
Gross Income per SqFt	\$16.48	\$16.44	\$17.49
Full Market Value	\$1,880,000	\$1,920,000	\$1,980,000
Market Value per SqFt	\$65.00	\$65.00	\$69.00
Distance from Cooperative in miles		1.40	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0004	3-01167-0013	3-01176-0001
Address	149 CLINTON AVENUE	452 PARK PLACE	267 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	39	32
Year Built	1900	1926	1922
Gross SqFt	28,800	29,560	28,620
Estimated Gross Income	\$474,624	\$485,870	\$500,486
Gross Income per SqFt	\$16.48	\$16.44	\$17.49
Full Market Value	\$1,880,000	\$1,920,000	\$1,980,000
Market Value per SqFt	\$65.00	\$65.00	\$69.00
Distance from Cooperative in miles		1.40	1.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01888-0020	3-01066-0014	3-01093-0001
Address	119 CLINTON AVENUE	888 UNION STREET	911 8 AVENUE
Neighborhood	CLINTON HILL	PARK SLOPE	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	1905	1920	1920
Gross SqFt	12,460	12,612	12,160
Estimated Gross Income	\$246,666	\$246,791	\$234,254
Gross Income per SqFt	\$19.80	\$19.57	\$19.26
Full Market Value	\$1,070,000	\$1,070,000	\$1,020,000
Market Value per SqFt	\$86.00	\$85.00	\$84.00
Distance from Cooperative in miles		1.50	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01901-0001	3-01946-0004	3-00236-0015
Address	210 VANDERBILT AVENUE	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	CLINTON HILL	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	104	86	191
Year Built	1945	1905	1928
Gross SqFt	128,583	113,924	157,042
Estimated Gross Income	\$1,854,167	\$1,813,401	\$2,462,596
Gross Income per SqFt	\$14.42	\$15.92	\$15.68
Full Market Value	\$6,770,000	\$7,180,000	\$5,760,000
Market Value per SqFt	\$53.00	\$63.00	\$36.70
Distance from Cooperative in miles		0.40	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01902-0001	3-04891-0001	3-01189-0060
Address	185 CLINTON AVENUE	249 EAST 37 STREET	49 CROWN STREET
Neighborhood	CLINTON HILL	FLATBUSH-EAST	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	520	53	321
Year Built	1944	1931	1973
Gross SqFt	651,914	44,928	320,000
Estimated Gross Income	\$7,265,320	\$550,723	\$3,637,675
Gross Income per SqFt	\$11.14	\$12.26	\$11.37
Full Market Value	\$22,600,000	\$1,900,000	\$8,520,000
Market Value per SqFt	\$34.70	\$42.00	\$26.60
Distance from Cooperative in miles		3.20	1.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01902-0022	3-01925-0001	3-01170-0005
Address	165 CLINTON AVENUE	227 TAAFFE PLACE	36 PLAZA ST EAST
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	61	86	85
Year Built	1954	1935	1926
Gross SqFt	76,200	122,000	75,535
Estimated Gross Income	\$1,122,350	\$1,920,693	\$1,459,271
Gross Income per SqFt	\$14.73	\$15.74	\$19.32
Full Market Value	\$4,100,000	\$7,600,000	\$6,340,000
Market Value per SqFt	\$54.00	\$62.00	\$84.00
Distance from Cooperative in miles		0.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01905-0001	3-00236-0015	3-01946-0004
Address	185 HALL STREET	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	287	191	86
Year Built	1958	1928	1905
Gross SqFt	272,000	157,042	113,924
Estimated Gross Income	\$3,922,240	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$14.42	\$15.68	\$15.92
Full Market Value	\$14,300,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$53.00	\$37.00	\$63.00
Distance from Cooperative in miles		1.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01905-0080	3-00236-0015	3-01946-0004
Address	195 WILLOUGHBY AVENUE	55 PIERREPONT STREET	379 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	287	191	86
Year Built	1958	1928	1905
Gross SqFt	272,000	157,042	113,924
Estimated Gross Income	\$3,922,240	\$2,462,596	\$1,813,401
Gross Income per SqFt	\$14.42	\$15.68	\$15.92
Full Market Value	\$14,300,000	\$5,760,000	\$7,180,000
Market Value per SqFt	\$53.00	\$37.00	\$63.00
Distance from Cooperative in miles		1.65	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01916-0001	3-06114-0006	3-02104-0008
Address	275 CLINTON AVENUE	310 94 STREET	299 ADELPHI STREET
Neighborhood	CLINTON HILL	BAY RIDGE	FORT GREENE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	74	71
Year Built	1905	1928	1927
Gross SqFt	59,800	48,000	44,046
Estimated Gross Income	\$985,504	\$824,364	\$767,666
Gross Income per SqFt	\$16.48	\$17.17	\$17.43
Full Market Value	\$3,900,000	\$3,260,000	\$3,040,000
Market Value per SqFt	\$65.00	\$68.00	\$69.00
Distance from Cooperative in miles		6.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01916-0008	3-00291-0033	3-00385-0029
Address	269 CLINTON AVENUE	155 AMITY STREET	122 BERGEN STREET
Neighborhood	CLINTON HILL	COBBLE HILL	BOERUM HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	1905	1910	1900
Gross SqFt	8,000	8,000	8,400
Estimated Gross Income	\$164,512	\$201,033	\$155,773
Gross Income per SqFt	\$20.56	\$25.10	\$18.54
Full Market Value	\$714,000	\$873,000	\$617,000
Market Value per SqFt	\$89.00	\$109.00	\$73.00
Distance from Cooperative in miles		1.45	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01918-0013	3-07011-0011	3-01170-0005
Address	279 WASHINGTON AVENUE	2828 WEST 28 STREET	36 PLAZA ST EAST
Neighborhood	CLINTON HILL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	65	122	85
Year Built	1905	1972	1926
Gross SqFt	75,240	102,000	75,535
Estimated Gross Income	\$1,239,955	\$1,499,696	\$1,459,271
Gross Income per SqFt	\$16.48	\$14.70	\$19.32
Full Market Value	\$4,910,000	\$3,510,000	\$6,340,000
Market Value per SqFt	\$65.00	\$34.00	\$84.00
Distance from Cooperative in miles		8.00	1.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01930-0001	3-01946-0004	3-01925-0007
Address	325 CLINTON AVENUE	379 WASHINGTON AVENUE	213 TAAFFE PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	112	86	90
Year Built	1946	1905	1935
Gross SqFt	138,474	113,924	108,000
Estimated Gross Income	\$1,996,795	\$1,813,401	\$2,034,802
Gross Income per SqFt	\$14.42	\$15.92	\$18.84
Full Market Value	\$7,290,000	\$7,180,000	\$8,050,000
Market Value per SqFt	\$53.00	\$63.00	\$75.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0001	3-00271-0001	3-06468-0016
Address	21 ST JAMES PLACE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$4,965,756	\$5,871,312	\$3,404,125
Gross Income per SqFt	\$13.39	\$24.19	\$13.23
Full Market Value	\$11,600,000	\$25,500,000	\$12,400,000
Market Value per SqFt	\$31.30	\$105.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0060	3-00271-0001	3-06468-0016
Address	309 LAFAYETTE AVENUE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$4,488,979	\$5,871,312	\$3,404,125
Gross Income per SqFt	\$12.10	\$24.19	\$13.23
Full Market Value	\$10,500,000	\$25,500,000	\$12,400,000
Market Value per SqFt	\$28.30	\$105.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0070	3-01170-0005	3-07011-0011
Address	372 DE KALB AVENUE	36 PLAZA ST EAST	2828 WEST 28 STREET
Neighborhood	CLINTON HILL	PROSPECT HEIGHTS	CONEY ISLAND
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	78	85	122
Year Built	1930	1926	1972
Gross SqFt	86,905	75,535	102,000
Estimated Gross Income	\$1,470,685	\$1,459,271	\$1,499,696
Gross Income per SqFt	\$16.92	\$19.32	\$14.70
Full Market Value	\$5,820,000	\$6,340,000	\$3,510,000
Market Value per SqFt	\$67.00	\$84.00	\$34.40
Distance from Cooperative in miles		1.00	8.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01933-0100	3-00271-0001	3-06468-0016
Address	333 LAFAYETTE AVENUE	205 STATE STREET	1429 SHORE PARKWAY
Neighborhood	CLINTON HILL	DOWNTOWN-FULTON MALL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	327	364	263
Year Built	1963	2003	1960
Gross SqFt	370,990	242,752	257,300
Estimated Gross Income	\$6,496,035	\$5,871,312	\$3,404,125
Gross Income per SqFt	\$17.51	\$24.19	\$13.23
Full Market Value	\$15,200,000	\$25,500,000	\$12,400,000
Market Value per SqFt	\$41.00	\$105.00	\$48.20
Distance from Cooperative in miles		1.50	6.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01943-0006	3-06069-0013	3-05279-0043
Address	360 CLINTON AVENUE	8829 FT HAMILTON PARKWAY	829 GREENWOOD AVENUE
Neighborhood	CLINTON HILL	BAY RIDGE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	139	135
Year Built	1928	1927	1982
Gross SqFt	95,960	96,952	104,640
Estimated Gross Income	\$1,680,260	\$1,562,848	\$2,198,318
Gross Income per SqFt	\$17.51	\$16.12	\$21.01
Full Market Value	\$6,650,000	\$6,190,000	\$9,550,000
Market Value per SqFt	\$69.00	\$64.00	\$91.00
Distance from Cooperative in miles		5.60	2.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01944-0004	3-01812-0042	3-07274-0035
Address	345 CLINTON AVENUE	372 GATES AVENUE	3000 OCEAN PARKWAY
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	424	214	441
Year Built	1946	1923	1964
Gross SqFt	448,000	218,302	470,000
Estimated Gross Income	\$5,491,136	\$2,640,415	\$6,264,495
Gross Income per SqFt	\$12.26	\$12.10	\$13.33
Full Market Value	\$18,900,000	\$6,180,000	\$22,900,000
Market Value per SqFt	\$42.20	\$28.00	\$48.70
Distance from Cooperative in miles		0.80	7.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01948-0014	3-00306-0024	3-01131-0003
Address	342 LAFAYETTE AVENUE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	CLINTON HILL	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1905	1900	1931
Gross SqFt	7,832	7,000	7,237
Estimated Gross Income	\$121,396	\$119,798	\$141,899
Gross Income per SqFt	\$15.50	\$17.11	\$19.61
Full Market Value	\$284,000	\$474,000	\$616,000
Market Value per SqFt	\$36.30	\$68.00	\$85.00
Distance from Cooperative in miles		1.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01948-0063	3-00177-0012	3-00307-0006
Address	51 CLIFTON PLACE	356 STATE STREET	265 CLINTON STREET
Neighborhood	CLINTON HILL	BOERUM HILL	COBBLE HILL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	14
Year Built	1905	1920	1931
Gross SqFt	9,520	9,200	9,500
Estimated Gross Income	\$147,560	\$228,324	\$173,423
Gross Income per SqFt	\$15.50	\$24.82	\$18.26
Full Market Value	\$345,000	\$991,000	\$686,000
Market Value per SqFt	\$36.20	\$108.00	\$72.00
Distance from Cooperative in miles		1.30	1.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01952-0033	3-01909-0011	3-02658-0026
Address	110 CLIFTON PLACE	139 EMERSON PLACE	101 SUTTON STREET
Neighborhood	CLINTON HILL	CLINTON HILL	GREENPOINT
Building Classification	D0-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	50	37
Year Built	1922	1946	1931
Gross SqFt	46,433	45,670	57,927
Estimated Gross Income	\$647,564	\$508,038	\$968,184
Gross Income per SqFt	\$13.95	\$11.12	\$16.71
Full Market Value	\$2,360,000	\$1,580,000	\$3,830,000
Market Value per SqFt	\$51.00	\$35.00	\$66.00
Distance from Cooperative in miles		0.40	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0006	3-01167-0013	3-01089-0001
Address	451 CLINTON AVENUE	452 PARK PLACE	719 8 AVENUE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	PARK SLOPE
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	31	39	32
Year Built	1930	1926	1905
Gross SqFt	29,542	29,560	31,468
Estimated Gross Income	\$478,332	\$485,870	\$658,728
Gross Income per SqFt	\$16.19	\$16.44	\$20.93
Full Market Value	\$1,890,000	\$1,920,000	\$2,860,000
Market Value per SqFt	\$64.00	\$65.00	\$91.00
Distance from Cooperative in miles		0.80	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0014	3-02139-0014	3-01178-0075
Address	429 CLINTON AVENUE	190 SOUTH 8 STREET	505 LINCOLN PLACE
Neighborhood	CLINTON HILL	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	41	30
Year Built	1930	1917	1920
Gross SqFt	25,701	25,924	25,556
Estimated Gross Income	\$435,465	\$491,640	\$402,821
Gross Income per SqFt	\$16.94	\$18.96	\$15.76
Full Market Value	\$1,720,000	\$1,950,000	\$943,000
Market Value per SqFt	\$67.00	\$75.00	\$36.90
Distance from Cooperative in miles		1.65	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01961-0032	3-01178-0083	3-01178-0087
Address	387 CLINTON AVENUE	493 LINCOLN PLACE	487 LINCOLN PLACE
Neighborhood	CLINTON HILL	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	31	31
Year Built	1910	1920	1920
Gross SqFt	26,656	26,640	26,952
Estimated Gross Income	\$466,747	\$477,521	\$477,521
Gross Income per SqFt	\$17.51	\$17.92	\$17.72
Full Market Value	\$1,850,000	\$1,120,000	\$1,120,000
Market Value per SqFt	\$69.00	\$42.00	\$41.60
Distance from Cooperative in miles		1.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0007	3-00774-0059	3-01077-0001
Address	211 ST JAMES PLACE	441 49 STREET	215 8 AVENUE
Neighborhood	CLINTON HILL	SUNSET PARK	PARK SLOPE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1930	1914	1920
Gross SqFt	11,200	11,200	11,250
Estimated Gross Income	\$217,454	\$196,107	\$239,281
Gross Income per SqFt	\$19.42	\$17.51	\$21.27
Full Market Value	\$509,000	\$735,000	\$1,040,000
Market Value per SqFt	\$45.40	\$66.00	\$92.00
Distance from Cooperative in miles		3.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0045	3-04249-0021	3-04795-0013
Address	110 CAMBRIDGE PLACE	122 DOSCHER STREET	702 EAST NEW YORK AVENUE
Neighborhood	CLINTON HILL	EAST NEW YORK	FLATBUSH-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	39	20
Year Built	1930	1925	1931
Gross SqFt	18,675	18,000	18,560
Estimated Gross Income	\$379,973	\$249,288	\$313,016
Gross Income per SqFt	\$20.35	\$13.85	\$16.87
Full Market Value	\$890,000	\$910,000	\$733,000
Market Value per SqFt	\$47.70	\$51.00	\$39.50
Distance from Cooperative in miles		4.85	2.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01980-0048	3-04249-0021	3-04795-0013
Address	116 CAMBRIDGE PLACE	122 DOSCHER STREET	702 EAST NEW YORK AVENUE
Neighborhood	CLINTON HILL	EAST NEW YORK	FLATBUSH-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	39	20
Year Built	1930	1925	1931
Gross SqFt	18,675	18,000	18,560
Estimated Gross Income	\$360,661	\$249,288	\$313,016
Gross Income per SqFt	\$19.31	\$13.85	\$16.87
Full Market Value	\$844,000	\$910,000	\$733,000
Market Value per SqFt	\$45.20	\$51.00	\$39.50
Distance from Cooperative in miles		4.85	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01986-0007	3-00172-0064	3-01158-0016
Address	272 GATES AVENUE	375 STATE STREET	170 PROSPECT PLACE
Neighborhood	BEDFORD STUYVESANT	DOWNTOWN-FULTON MALL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1930	1905	1931
Gross SqFt	15,837	15,200	16,124
Estimated Gross Income	\$306,341	\$272,223	\$380,473
Gross Income per SqFt	\$19.34	\$17.91	\$23.60
Full Market Value	\$717,000	\$1,080,000	\$1,650,000
Market Value per SqFt	\$45.30	\$71.00	\$102.00
Distance from Cooperative in miles		1.45	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02003-0008	3-01691-0012	3-08723-0410
Address	173 SOUTH ELLIOTT PLACE	88 CHAUNCEY STREET	1511 CORBIN PLACE
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	287	132
Year Built	1974	1974	1951
Gross SqFt	324,346	277,200	109,832
Estimated Gross Income	\$3,992,669	\$5,883,680	\$1,739,892
Gross Income per SqFt	\$12.31	\$21.23	\$15.84
Full Market Value	\$9,350,000	\$13,800,000	\$6,890,000
Market Value per SqFt	\$28.80	\$50.00	\$63.00
Distance from Cooperative in miles		2.35	7.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02005-0029	3-02396-0021	3-02433-0018
Address	147 SOUTH OXFORD STREET	289 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	FORT GREENE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	21	24	30
Year Built	1930	1909	1920
Gross SqFt	16,780	19,080	19,422
Estimated Gross Income	\$259,251	\$271,955	\$302,080
Gross Income per SqFt	\$15.45	\$14.25	\$15.55
Full Market Value	\$1,030,000	\$637,000	\$1,200,000
Market Value per SqFt	\$61.00	\$33.00	\$62.00
Distance from Cooperative in miles		2.10	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02007-0001	3-01691-0012	3-08723-0410
Address	761 ATLANTIC AVENUE	88 CHAUNCEY STREET	1511 CORBIN PLACE
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	287	132
Year Built	1974	1974	1951
Gross SqFt	252,500	277,200	109,832
Estimated Gross Income	\$5,411,075	\$5,883,680	\$1,739,892
Gross Income per SqFt	\$21.43	\$21.23	\$15.84
Full Market Value	\$12,700,000	\$13,800,000	\$6,890,000
Market Value per SqFt	\$50.00	\$50.00	\$63.00
Distance from Cooperative in miles		2.15	7.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02007-0014	3-05155-0050	3-06468-0016
Address	475 CARLTON AVENUE	405 WESTMINSTER ROAD	1429 SHORE PARKWAY
Neighborhood	FORT GREENE	FLATBUSH-CENTRAL	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	304	138	263
Year Built	1974	1960	1960
Gross SqFt	476,450	153,424	257,300
Estimated Gross Income	\$5,598,287	\$1,883,105	\$3,404,125
Gross Income per SqFt	\$11.75	\$12.27	\$13.23
Full Market Value	\$13,100,000	\$6,500,000	\$12,400,000
Market Value per SqFt	\$27.50	\$42.00	\$48.20
Distance from Cooperative in miles		3.05	6.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02015-0066	3-00284-0017	3-00747-0048
Address	105 LEFFERTS PLACE	94 ATLANTIC AVENUE	461 46 STREET
Neighborhood	CLINTON HILL	COBBLE HILL	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	32	32	43
Year Built	1930	1900	1912
Gross SqFt	30,000	40,701	37,700
Estimated Gross Income	\$294,477	\$1,334,447	\$401,121
Gross Income per SqFt	\$9.82	\$32.80	\$10.64
Full Market Value	\$689,000	\$6,390,000	\$1,250,000
Market Value per SqFt	\$22.97	\$157.00	\$33.20
Distance from Cooperative in miles		2.05	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02015-0070	3-01089-0001	
Address	89 LEFFERTS PLACE	719 8 AVENUE	
Neighborhood	CLINTON HILL	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	32	32	
Year Built	1930	1905	
Gross SqFt	30,000	31,468	
Estimated Gross Income	\$579,993	\$658,728	
Gross Income per SqFt	\$19.33	\$20.93	
Full Market Value	\$1,360,000	\$2,860,000	
Market Value per SqFt	\$45.30	\$91.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02016-0073	3-00306-0024	3-01131-0003
Address	163 LEFFERTS PLACE	286 CLINTON STREET	41 UNDERHILL AVENUE
Neighborhood	BEDFORD STUYVESANT	COBBLE HILL	PROSPECT HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	11	12
Year Built	1930	1900	1931
Gross SqFt	18,400	7,000	7,237
Estimated Gross Income	\$355,350	\$119,798	\$141,899
Gross Income per SqFt	\$19.31	\$17.11	\$19.61
Full Market Value	\$832,000	\$474,000	\$616,000
Market Value per SqFt	\$45.20	\$68.00	\$85.00
Distance from Cooperative in miles		2.15	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02027-0001	3-01946-0004	3-00236-0015
Address	37 NORTH ELLIOTT PLACE	379 WASHINGTON AVENUE	55 PIERREPONT STREET
Neighborhood	NAVY YARD	CLINTON HILL	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	158	86	191
Year Built	1942	1905	1928
Gross SqFt	156,000	113,924	157,042
Estimated Gross Income	\$2,249,520	\$1,813,401	\$2,462,596
Gross Income per SqFt	\$14.42	\$15.92	\$15.68
Full Market Value	\$8,210,000	\$7,180,000	\$5,760,000
Market Value per SqFt	\$53.00	\$63.00	\$36.70
Distance from Cooperative in miles		0.90	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0040	3-06518-0059	3-05155-0050
Address	122 ASHLAND PLACE	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,248,044	\$1,858,718	\$1,883,105
Gross Income per SqFt	\$11.98	\$12.04	\$12.27
Full Market Value	\$7,760,000	\$6,410,000	\$6,500,000
Market Value per SqFt	\$41.30	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0060	3-06518-0059	3-05155-0050
Address	191 WILLOUGHBY STREET	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,248,044	\$1,858,718	\$1,883,105
Gross Income per SqFt	\$11.98	\$12.04	\$12.27
Full Market Value	\$7,760,000	\$6,410,000	\$6,500,000
Market Value per SqFt	\$41.30	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02061-0080	3-06518-0059	3-05155-0050
Address	175 WILLOUGHBY STREET	996 OCEAN PARKWAY	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	OCEAN PARKWAY-NORTH	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	183	121	138
Year Built	1958	1964	1960
Gross SqFt	187,667	154,378	153,424
Estimated Gross Income	\$2,248,044	\$1,858,718	\$1,883,105
Gross Income per SqFt	\$11.98	\$12.04	\$12.27
Full Market Value	\$7,760,000	\$6,410,000	\$6,500,000
Market Value per SqFt	\$41.30	\$42.00	\$42.40
Distance from Cooperative in miles		4.70	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02068-0001	3-01812-0042	3-05155-0050
Address	130 ST EDWARD'S STREET	372 GATES AVENUE	405 WESTMINSTER ROAD
Neighborhood	FORT GREENE	BEDFORD STUYVESANT	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	296	214	138
Year Built	1957	1923	1960
Gross SqFt	325,000	218,302	153,424
Estimated Gross Income	\$4,231,240	\$2,640,415	\$1,883,105
Gross Income per SqFt	\$13.02	\$12.10	\$12.27
Full Market Value	\$15,400,000	\$6,180,000	\$6,500,000
Market Value per SqFt	\$47.40	\$28.00	\$42.40
Distance from Cooperative in miles		1.45	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02100-0072	3-00051-0001	3-01798-0040
Address	101 LAFAYETTE AVENUE	65 WASHINGTON STREET	550 GREENE AVENUE
Neighborhood	FORT GREENE	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	202	104	151
Year Built	1931	1914	1984
Gross SqFt	134,500	123,700	128,000
Estimated Gross Income	\$2,330,159	\$2,337,487	\$2,107,832
Gross Income per SqFt	\$17.32	\$18.90	\$16.47
Full Market Value	\$9,220,000	\$9,250,000	\$4,930,000
Market Value per SqFt	\$69.00	\$75.00	\$38.50
Distance from Cooperative in miles		1.25	1.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02102-0062	3-00197-0055	
Address	147 LAFAYETTE AVENUE	255 BERGEN STREET	
Neighborhood	FORT GREENE	BOERUM HILL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	21	32	
Year Built	1931	1900	
Gross SqFt	19,200	18,916	
Estimated Gross Income	\$392,554	\$361,747	
Gross Income per SqFt	\$20.45	\$19.12	
Full Market Value	\$1,700,000	\$1,570,000	
Market Value per SqFt	\$89.00	\$83.00	
Distance from Cooperative in miles		0.60	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02103-0062	3-03044-0029	
Address	159 LAFAYETTE AVENUE	165 MESEROLE STREET	
Neighborhood	FORT GREENE	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	35	39	
Year Built	1920	1930	
Gross SqFt	17,600	17,460	
Estimated Gross Income	\$342,982	\$386,540	
Gross Income per SqFt	\$19.49	\$22.14	
Full Market Value	\$1,490,000	\$1,680,000	
Market Value per SqFt	\$85.00	\$96.00	
Distance from Cooperative in miles		2.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-0027	3-02413-0001	3-02452-0001
Address	115 SOUTH 8 STREET	390 HOOPER STREET	402 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	45	31
Year Built	1910	1924	1915
Gross SqFt	8,160	38,505	22,850
Estimated Gross Income	\$101,481	\$469,105	\$352,247
Gross Income per SqFt	\$12.44	\$12.18	\$15.42
Full Market Value	\$238,000	\$1,620,000	\$1,220,000
Market Value per SqFt	\$29.20	\$42.00	\$53.00
Distance from Cooperative in miles		0.70	0.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-0035	3-02443-0026	3-02432-0040
Address	97 SOUTH 8 STREET	370 BEDFORD AVENUE	171 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	30	24
Year Built	1910	1915	1914
Gross SqFt	19,940	25,883	14,763
Estimated Gross Income	\$164,922	\$347,686	\$276,355
Gross Income per SqFt	\$8.27	\$13.43	\$18.72
Full Market Value	\$386,000	\$1,270,000	\$1,090,000
Market Value per SqFt	\$19.36	\$49.00	\$74.00
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02146-0027	3-02425-0040	3-02436-0013
Address	95 SOUTH 10 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	41	35
Year Built	1915	1915	1916
Gross SqFt	21,014	37,236	29,520
Estimated Gross Income	\$198,912	\$347,496	\$270,442
Gross Income per SqFt	\$9.47	\$9.33	\$9.16
Full Market Value	\$466,000	\$991,000	\$771,000
Market Value per SqFt	\$22.18	\$27.00	\$26.10
Distance from Cooperative in miles		0.70	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02169-0019	3-02182-0023	
Address	106 DIVISION AVENUE	160 WILSON STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	30	25	
Year Built	1915	1915	
Gross SqFt	25,003	19,350	
Estimated Gross Income	\$206,797	\$162,195	
Gross Income per SqFt	\$8.27	\$8.38	
Full Market Value	\$484,000	\$419,000	
Market Value per SqFt	\$19.36	\$22.00	
Distance from Cooperative in miles		0.15	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02169-0021	3-02182-0023	
Address	110 DIVISION AVENUE	160 WILSON STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	30	25	
Year Built	1915	1915	
Gross SqFt	22,098	19,350	
Estimated Gross Income	\$182,770	\$162,195	
Gross Income per SqFt	\$8.27	\$8.38	
Full Market Value	\$428,000	\$419,000	
Market Value per SqFt	\$19.37	\$22.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02275-0101	3-02357-0029	3-02338-0012
Address	48 WHIPPLE STREET	61 METROPOLITAN AVENUE	250 NORTH 6 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	15	20
Year Built	1959	1950	1910
Gross SqFt	31,093	9,400	16,095
Estimated Gross Income	\$899,760	\$285,069	\$293,062
Gross Income per SqFt	\$28.90	\$30.30	\$18.21
Full Market Value	\$4,310,000	\$1,370,000	\$1,160,000
Market Value per SqFt	\$139.00	\$146.00	\$72.00
Distance from Cooperative in miles		1.55	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02309-0031	3-02264-0074	3-02432-0012
Address	65 NORTH 8 STREET	539 FLUSHING AVENUE	188 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	14	15	41
Year Built	1910	1931	1924
Gross SqFt	11,000	9,600	29,838
Estimated Gross Income	\$209,038	\$160,003	\$371,540
Gross Income per SqFt	\$19.00	\$16.67	\$12.45
Full Market Value	\$489,000	\$633,000	\$1,280,000
Market Value per SqFt	\$44.50	\$66.00	\$42.90
Distance from Cooperative in miles		1.50	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02338-0023	3-02264-0074	3-02432-0012
Address	64 HAVEMEYER STREET	539 FLUSHING AVENUE	188 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	11	15	41
Year Built	1889	1931	1924
Gross SqFt	29,250	9,600	29,838
Estimated Gross Income	\$555,853	\$160,003	\$371,540
Gross Income per SqFt	\$19.00	\$16.67	\$12.45
Full Market Value	\$1,300,000	\$633,000	\$1,280,000
Market Value per SqFt	\$44.40	\$66.00	\$42.90
Distance from Cooperative in miles		1.05	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02398-0015	3-02418-0029	3-01383-0025
Address	407 KEAP STREET	750 DRIGGS AVENUE	1306 ST JOHN'S PLACE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	35	12
Year Built	1910	1915	1908
Gross SqFt	18,318	25,920	9,744
Estimated Gross Income	\$141,049	\$189,760	\$102,737
Gross Income per SqFt	\$7.70	\$7.32	\$10.54
Full Market Value	\$330,000	\$444,000	\$319,000
Market Value per SqFt	\$18.02	\$17.00	\$32.70
Distance from Cooperative in miles		0.40	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02404-0016	3-02438-0030	3-02433-0012
Address	78 SOUTH 1 STREET	387 SOUTH 4 STREET	218 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	23	41
Year Built	1911	1925	1918
Gross SqFt	18,000	24,600	38,700
Estimated Gross Income	\$208,800	\$286,106	\$454,427
Gross Income per SqFt	\$11.60	\$11.63	\$11.74
Full Market Value	\$489,000	\$987,000	\$1,570,000
Market Value per SqFt	\$27.20	\$40.00	\$40.60
Distance from Cooperative in miles		0.75	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02406-0026	3-02417-0021	3-02433-0032
Address	728 DRIGGS AVENUE	326 BEDFORD AVENUE	233 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	31	35	13
Year Built	1911	1915	1910
Gross SqFt	26,190	25,176	12,300
Estimated Gross Income	\$201,663	\$199,400	\$94,118
Gross Income per SqFt	\$7.70	\$7.92	\$7.65
Full Market Value	\$472,000	\$515,000	\$243,000
Market Value per SqFt	\$18.02	\$20.00	\$19.76
Distance from Cooperative in miles		0.10	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-0041	3-02419-0019	3-02436-0013
Address	227 SOUTH 2 STREET	202 SOUTH 2 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	43	35
Year Built	1905	1910	1916
Gross SqFt	20,000	36,113	29,520
Estimated Gross Income	\$182,000	\$327,163	\$270,442
Gross Income per SqFt	\$9.10	\$9.06	\$9.16
Full Market Value	\$426,000	\$933,000	\$771,000
Market Value per SqFt	\$21.30	\$26.00	\$26.10
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02409-0032	3-02436-0013	3-02425-0040
Address	263 SOUTH 2 STREET	314 SOUTH 3 STREET	383 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	35	41
Year Built	1930	1916	1915
Gross SqFt	7,500	29,520	37,236
Estimated Gross Income	\$69,241	\$270,442	\$347,496
Gross Income per SqFt	\$9.23	\$9.16	\$9.33
Full Market Value	\$216,000	\$771,000	\$991,000
Market Value per SqFt	\$28.80	\$26.00	\$26.60
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02412-0002	3-02438-0030	3-02433-0012
Address	384 KEAP STREET	387 SOUTH 4 STREET	218 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	23	41
Year Built	1910	1925	1918
Gross SqFt	20,663	24,600	38,700
Estimated Gross Income	\$228,532	\$286,106	\$454,427
Gross Income per SqFt	\$11.06	\$11.63	\$11.74
Full Market Value	\$535,000	\$987,000	\$1,570,000
Market Value per SqFt	\$25.90	\$40.00	\$40.60
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02412-0004	3-02420-0034	3-02431-0001
Address	176 BORINQUEN PLACE	229 SOUTH 3 STREET	349 BEDFORD AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	30	17	17
Year Built	1915	1908	1910
Gross SqFt	19,422	14,355	16,435
Estimated Gross Income	\$214,049	\$164,744	\$169,241
Gross Income per SqFt	\$11.02	\$11.48	\$10.30
Full Market Value	\$501,000	\$568,000	\$526,000
Market Value per SqFt	\$25.80	\$40.00	\$32.00
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02417-0034	3-02419-0019	3-02425-0040
Address	111 SOUTH 3 STREET	202 SOUTH 2 STREET	383 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	43	41
Year Built	1915	1910	1915
Gross SqFt	31,940	36,113	37,236
Estimated Gross Income	\$290,654	\$327,163	\$347,496
Gross Income per SqFt	\$9.10	\$9.06	\$9.33
Full Market Value	\$680,000	\$933,000	\$991,000
Market Value per SqFt	\$21.29	\$26.00	\$26.60
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02418-0005	3-02434-0008	3-02424-0035
Address	325 BEDFORD AVENUE	244 SOUTH 3 STREET	347 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	21	29
Year Built	1920	1915	1915
Gross SqFt	25,056	18,360	23,467
Estimated Gross Income	\$207,471	\$234,700	\$419,477
Gross Income per SqFt	\$8.28	\$12.78	\$17.88
Full Market Value	\$486,000	\$549,000	\$982,000
Market Value per SqFt	\$19.40	\$30.00	\$41.80
Distance from Cooperative in miles		0.25	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02420-0015	3-02433-0032	3-02417-0021
Address	242 SOUTH 2 STREET	233 SOUTH 4 STREET	326 BEDFORD AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	34	13	35
Year Built	1914	1910	1915
Gross SqFt	24,850	12,300	25,176
Estimated Gross Income	\$191,345	\$94,118	\$199,400
Gross Income per SqFt	\$7.70	\$7.65	\$7.92
Full Market Value	\$448,000	\$243,000	\$515,000
Market Value per SqFt	\$18.03	\$20.00	\$20.46
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02420-0035	3-02419-0019	3-02436-0013
Address	227 SOUTH 3 STREET	202 SOUTH 2 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	43	35
Year Built	1907	1910	1916
Gross SqFt	19,358	36,113	29,520
Estimated Gross Income	\$176,158	\$327,163	\$270,442
Gross Income per SqFt	\$9.10	\$9.06	\$9.16
Full Market Value	\$412,000	\$933,000	\$771,000
Market Value per SqFt	\$21.28	\$26.00	\$26.10
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0012	3-02425-0040	3-02436-0013
Address	274 SOUTH 2 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	41	35
Year Built	1910	1915	1916
Gross SqFt	32,100	37,236	29,520
Estimated Gross Income	\$298,530	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$699,000	\$991,000	\$771,000
Market Value per SqFt	\$21.78	\$27.00	\$26.10
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0038	3-02425-0040	3-02436-0013
Address	241 SOUTH 3 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	41	35
Year Built	1909	1915	1916
Gross SqFt	21,050	37,236	29,520
Estimated Gross Income	\$195,765	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$458,000	\$991,000	\$771,000
Market Value per SqFt	\$21.76	\$27.00	\$26.10
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02421-0040	3-02425-0040	3-02436-0013
Address	239 SOUTH 3 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	41	35
Year Built	1907	1915	1916
Gross SqFt	18,720	37,236	29,520
Estimated Gross Income	\$174,096	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$408,000	\$991,000	\$771,000
Market Value per SqFt	\$21.79	\$27.00	\$26.10
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02424-0018	3-02417-0021	3-02433-0032
Address	374 SOUTH 2 STREET	326 BEDFORD AVENUE	233 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	41	35	13
Year Built	1924	1915	1910
Gross SqFt	31,686	25,176	12,300
Estimated Gross Income	\$243,982	\$199,400	\$94,118
Gross Income per SqFt	\$7.70	\$7.92	\$7.65
Full Market Value	\$571,000	\$515,000	\$243,000
Market Value per SqFt	\$18.02	\$20.00	\$19.76
Distance from Cooperative in miles		0.55	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02430-0019	3-02425-0040	3-02436-0013
Address	344 BEDFORD AVENUE	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	41	35
Year Built	1910	1915	1916
Gross SqFt	20,093	37,236	29,520
Estimated Gross Income	\$186,865	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$438,000	\$991,000	\$771,000
Market Value per SqFt	\$21.80	\$27.00	\$26.10
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0003	3-02417-0021	3-02433-0032
Address	343 BEDFORD AVENUE	326 BEDFORD AVENUE	233 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	35	13
Year Built	1907	1915	1910
Gross SqFt	21,291	25,176	12,300
Estimated Gross Income	\$163,941	\$199,400	\$94,118
Gross Income per SqFt	\$7.70	\$7.92	\$7.65
Full Market Value	\$384,000	\$515,000	\$243,000
Market Value per SqFt	\$18.04	\$20.00	\$19.76
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0005	3-01311-0054	3-01402-0001
Address	341 BEDFORD AVENUE	569 EMPIRE BOULEVARD	1625 PRESIDENT STREET
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	24	44
Year Built	1913	1925	1919
Gross SqFt	25,793	21,600	44,640
Estimated Gross Income	\$216,948	\$182,216	\$369,708
Gross Income per SqFt	\$8.41	\$8.44	\$8.28
Full Market Value	\$508,000	\$470,000	\$954,000
Market Value per SqFt	\$19.70	\$22.00	\$21.37
Distance from Cooperative in miles		3.40	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0015	3-01268-0023	3-01259-0029
Address	154 SOUTH 3 STREET	506 EASTERN PARKWAY	387 EASTERN PARKWAY
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	32
Year Built	1915	1914	1905
Gross SqFt	24,600	18,200	31,600
Estimated Gross Income	\$204,180	\$150,356	\$260,668
Gross Income per SqFt	\$8.30	\$8.26	\$8.25
Full Market Value	\$478,000	\$388,000	\$673,000
Market Value per SqFt	\$19.43	\$21.00	\$21.30
Distance from Cooperative in miles		3.00	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02431-0036	3-02417-0021	3-02433-0032
Address	151 SOUTH 4 STREET	326 BEDFORD AVENUE	233 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	25	35	13
Year Built	1906	1915	1910
Gross SqFt	20,500	25,176	12,300
Estimated Gross Income	\$157,850	\$199,400	\$94,118
Gross Income per SqFt	\$7.70	\$7.92	\$7.65
Full Market Value	\$370,000	\$515,000	\$243,000
Market Value per SqFt	\$18.05	\$20.00	\$19.76
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02432-0027	3-02436-0006	3-02425-0040
Address	195 SOUTH 4 STREET	300 SOUTH 3 STREET	383 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	24	41
Year Built	1920	1913	1915
Gross SqFt	23,355	19,680	37,236
Estimated Gross Income	\$231,215	\$203,779	\$347,496
Gross Income per SqFt	\$9.90	\$10.35	\$9.33
Full Market Value	\$541,000	\$581,000	\$991,000
Market Value per SqFt	\$23.16	\$30.00	\$26.60
Distance from Cooperative in miles		0.30	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02432-0030	3-02432-0012	3-02449-0001
Address	185 SOUTH 4 STREET	188 SOUTH 3 STREET	322 RODNEY STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	42	41	42
Year Built	2005	1924	1915
Gross SqFt	71,392	29,838	27,090
Estimated Gross Income	\$1,277,916	\$371,540	\$453,069
Gross Income per SqFt	\$17.90	\$12.45	\$16.72
Full Market Value	\$5,060,000	\$1,280,000	\$1,790,000
Market Value per SqFt	\$71.00	\$43.00	\$66.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02436-0008	3-02425-0040	3-02436-0013
Address	304 SOUTH 3 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	41	35
Year Built	1915	1915	1916
Gross SqFt	20,172	37,236	29,520
Estimated Gross Income	\$187,600	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$439,000	\$991,000	\$771,000
Market Value per SqFt	\$21.76	\$27.00	\$26.10
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02437-0007	3-02436-0006	3-02425-0040
Address	330 SOUTH 3 STREET	300 SOUTH 3 STREET	383 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	24	41
Year Built	1912	1913	1915
Gross SqFt	19,680	19,680	37,236
Estimated Gross Income	\$194,832	\$203,779	\$347,496
Gross Income per SqFt	\$9.90	\$10.35	\$9.33
Full Market Value	\$456,000	\$581,000	\$991,000
Market Value per SqFt	\$23.17	\$30.00	\$26.60
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02447-0010	3-02419-0019	3-02436-0013
Address	256 SOUTH 4 STREET	202 SOUTH 2 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	43	35
Year Built	1915	1910	1916
Gross SqFt	26,720	36,113	29,520
Estimated Gross Income	\$243,152	\$327,163	\$270,442
Gross Income per SqFt	\$9.10	\$9.06	\$9.16
Full Market Value	\$694,000	\$933,000	\$771,000
Market Value per SqFt	\$26.00	\$26.00	\$26.10
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02450-0015	3-02443-0026	3-02451-0005
Address	350 SOUTH 4 STREET	370 BEDFORD AVENUE	378 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	35	30	31
Year Built	1925	1915	1915
Gross SqFt	26,250	25,883	18,500
Estimated Gross Income	\$351,750	\$347,686	\$217,296
Gross Income per SqFt	\$13.40	\$13.43	\$11.75
Full Market Value	\$823,000	\$1,270,000	\$750,000
Market Value per SqFt	\$31.40	\$49.00	\$40.50
Distance from Cooperative in miles		0.55	0.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02464-0002	3-02425-0040	3-02436-0013
Address	392 SOUTH 5 STREET	383 SOUTH 3 STREET	314 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	41	35
Year Built	1920	1915	1916
Gross SqFt	21,750	37,236	29,520
Estimated Gross Income	\$202,275	\$347,496	\$270,442
Gross Income per SqFt	\$9.30	\$9.33	\$9.16
Full Market Value	\$474,000	\$991,000	\$771,000
Market Value per SqFt	\$21.79	\$27.00	\$26.10
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02569-0035	3-02188-0013	
Address	140 NOBLE STREET	190 ROSS STREET	
Neighborhood	GREENPOINT	WILLIAMSBURG-CENTRAL	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	60	30	
Year Built	1949	1920	
Gross SqFt	42,900	27,498	
Estimated Gross Income	\$433,290	\$278,931	
Gross Income per SqFt	\$10.10	\$10.14	
Full Market Value	\$1,240,000	\$796,000	
Market Value per SqFt	\$28.90	\$29.00	
Distance from Cooperative in miles		1.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02688-0034	3-02618-0010	3-02523-0023
Address	217 KINGSLAND AVENUE	1031 LORIMER STREET	202 GREEN STREET
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	14	20	31
Year Built	1930	1930	1906
Gross SqFt	10,380	17,800	21,500
Estimated Gross Income	\$88,230	\$150,841	\$174,075
Gross Income per SqFt	\$8.50	\$8.47	\$8.10
Full Market Value	\$207,000	\$389,000	\$449,000
Market Value per SqFt	\$19.94	\$22.00	\$20.88
Distance from Cooperative in miles		0.60	0.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02715-0005	3-02494-0026	3-02558-0064
Address	532 GRAHAM AVENUE	233 FRANKLIN STREET	109 GREENPOINT AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1920	1920	1930
Gross SqFt	12,848	27,309	13,000
Estimated Gross Income	\$289,722	\$575,966	\$312,145
Gross Income per SqFt	\$22.55	\$21.09	\$24.01
Full Market Value	\$678,000	\$2,500,000	\$1,360,000
Market Value per SqFt	\$53.00	\$92.00	\$105.00
Distance from Cooperative in miles		1.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0008	3-02494-0026	3-02558-0064
Address	72 RICHARDSON STREET	233 FRANKLIN STREET	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1928	1920	1930
Gross SqFt	15,225	27,309	13,000
Estimated Gross Income	\$343,323	\$575,966	\$312,145
Gross Income per SqFt	\$22.55	\$21.09	\$24.01
Full Market Value	\$804,000	\$2,500,000	\$1,360,000
Market Value per SqFt	\$53.00	\$92.00	\$105.00
Distance from Cooperative in miles		1.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0009	3-02494-0026	3-02558-0064
Address	74 RICHARDSON STREET	233 FRANKLIN STREET	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1928	1920	1930
Gross SqFt	15,225	27,309	13,000
Estimated Gross Income	\$343,323	\$575,966	\$312,145
Gross Income per SqFt	\$22.55	\$21.09	\$24.01
Full Market Value	\$804,000	\$2,500,000	\$1,360,000
Market Value per SqFt	\$53.00	\$92.00	\$105.00
Distance from Cooperative in miles		1.30	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02732-0010	3-02494-0026	3-02558-0064
Address	76 RICHARDSON STREET	233 FRANKLIN STREET	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	16
Year Built	1928	1920	1930
Gross SqFt	15,225	27,309	13,000
Estimated Gross Income	\$343,323	\$575,966	\$312,145
Gross Income per SqFt	\$22.55	\$21.09	\$24.01
Full Market Value	\$804,000	\$2,500,000	\$1,360,000
Market Value per SqFt	\$53.00	\$92.00	\$105.00
Distance from Cooperative in miles		1.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02787-0017	3-02494-0026	3-02420-0022
Address	648 GRAND STREET	233 FRANKLIN STREET	160 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	20	43
Year Built	1920	1920	1908
Gross SqFt	24,300	27,309	26,756
Estimated Gross Income	\$553,311	\$575,966	\$458,852
Gross Income per SqFt	\$22.77	\$21.09	\$17.15
Full Market Value	\$1,300,000	\$2,500,000	\$1,820,000
Market Value per SqFt	\$53.00	\$92.00	\$68.00
Distance from Cooperative in miles		1.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02787-0019	3-02494-0026	3-02420-0022
Address	654 GRAND STREET	233 FRANKLIN STREET	160 HAVEMEYER STREET
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	37	20	43
Year Built	1920	1920	1908
Gross SqFt	24,300	27,309	26,756
Estimated Gross Income	\$553,311	\$575,966	\$458,852
Gross Income per SqFt	\$22.77	\$21.09	\$17.15
Full Market Value	\$1,300,000	\$2,500,000	\$1,820,000
Market Value per SqFt	\$53.00	\$92.00	\$68.00
Distance from Cooperative in miles		1.80	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02791-0012	3-02791-0011	3-02558-0064
Address	16 MAUJER STREET	14 MAUJER STREET	109 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	GREENPOINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1920	1930
Gross SqFt	12,994	12,994	13,000
Estimated Gross Income	\$235,321	\$235,380	\$312,145
Gross Income per SqFt	\$18.11	\$18.11	\$24.01
Full Market Value	\$551,000	\$932,000	\$1,360,000
Market Value per SqFt	\$42.40	\$72.00	\$105.00
Distance from Cooperative in miles		0.00	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03045-0017	3-02647-0031	3-00714-0044
Address	218 SCHOLLES STREET	97 NASSAU AVENUE	4018 5 AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	SUNSET PARK
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	17	18	32
Year Built	1920	1928	1906
Gross SqFt	16,875	11,000	25,600
Estimated Gross Income	\$-	\$193,319	\$409,940
Gross Income per SqFt	\$0.00	\$17.57	\$16.01
Full Market Value	\$681,000	\$765,000	\$1,620,000
Market Value per SqFt	\$40.40	\$70.00	\$63.00
Distance from Cooperative in miles		1.25	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03058-0001	3-04967-0040	3-04964-0040
Address	30 MONTROSE AVENUE	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	774	504	504
Year Built	1963	1950	1950
Gross SqFt	894,000	388,800	388,800
Estimated Gross Income	\$-	\$4,723,204	\$4,740,018
Gross Income per SqFt	\$0.00	\$12.15	\$12.19
Full Market Value	\$28,700,000	\$16,300,000	\$16,400,000
Market Value per SqFt	\$32.10	\$42.00	\$42.20
Distance from Cooperative in miles		4.60	4.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03060-0075	3-04967-0040	3-04964-0040
Address	91 BOERUM STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	387	504	504
Year Built	1964	1950	1950
Gross SqFt	447,000	388,800	388,800
Estimated Gross Income	\$-	\$4,723,204	\$4,740,018
Gross Income per SqFt	\$0.00	\$12.15	\$12.19
Full Market Value	\$14,300,000	\$16,300,000	\$16,400,000
Market Value per SqFt	\$32.00	\$42.00	\$42.20
Distance from Cooperative in miles		4.60	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03077-0001	3-04967-0040	3-04964-0040
Address	54 BOERUM STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	772	504	504
Year Built	1965	1950	1950
Gross SqFt	751,412	388,800	388,800
Estimated Gross Income	\$-	\$4,723,204	\$4,740,018
Gross Income per SqFt	\$0.00	\$12.15	\$12.19
Full Market Value	\$24,100,000	\$16,300,000	\$16,400,000
Market Value per SqFt	\$32.10	\$42.00	\$42.20
Distance from Cooperative in miles		4.50	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03078-0001	3-04967-0040	3-04964-0040
Address	29 LEONARD STREET	3505 FOSTER AVENUE	1368 NEW YORK AVENUE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	774	504	504
Year Built	1973	1950	1950
Gross SqFt	758,750	388,800	388,800
Estimated Gross Income	\$-	\$4,723,204	\$4,740,018
Gross Income per SqFt	\$0.00	\$12.15	\$12.19
Full Market Value	\$24,300,000	\$16,300,000	\$16,400,000
Market Value per SqFt	\$32.00	\$42.00	\$42.20
Distance from Cooperative in miles		4.50	4.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03097-0011	3-00216-0014	3-00236-0101
Address	108 SEIGEL STREET	58 MIDDAGH STREET	50 CLARK STREET
Neighborhood	WILLIAMSBURG-EAST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	22	16	14
Year Built	1958	1900	1928
Gross SqFt	13,000	8,456	7,250
Estimated Gross Income	\$-	\$182,743	\$150,108
Gross Income per SqFt	\$0.00	\$21.61	\$20.70
Full Market Value	\$734,000	\$794,000	\$652,000
Market Value per SqFt	\$56.00	\$94.00	\$90.00
Distance from Cooperative in miles		2.70	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03139-0012	3-03438-0028	3-03235-0040
Address	890 FLUSHING AVENUE	38 COOPER STREET	1441 DE KALB AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	16
Year Built	1931	1904	1931
Gross SqFt	16,000	9,030	16,133
Estimated Gross Income	\$128,000	\$108,232	\$154,223
Gross Income per SqFt	\$8.00	\$11.99	\$9.56
Full Market Value	\$300,000	\$373,000	\$398,000
Market Value per SqFt	\$18.75	\$41.00	\$24.67
Distance from Cooperative in miles		1.80	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03243-0052	3-03235-0040	3-03412-0018
Address	87 STOCKHOLM STREET	1441 DE KALB AVENUE	1230 HALSEY STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1931	1931	1905
Gross SqFt	14,800	16,133	14,080
Estimated Gross Income	\$122,409	\$154,223	\$113,000
Gross Income per SqFt	\$8.27	\$9.56	\$8.03
Full Market Value	\$287,000	\$398,000	\$292,000
Market Value per SqFt	\$19.39	\$25.00	\$20.74
Distance from Cooperative in miles		0.30	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03304-0002	3-03395-0014	3-03395-0008
Address	12 BLEECKER STREET	1060 HANCOCK STREET	1223 BUSHWICK AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	27	24
Year Built	1931	1916	1915
Gross SqFt	10,956	24,030	17,800
Estimated Gross Income	\$110,656	\$243,260	\$207,005
Gross Income per SqFt	\$10.10	\$10.12	\$11.63
Full Market Value	\$259,000	\$694,000	\$714,000
Market Value per SqFt	\$23.64	\$29.00	\$40.10
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03322-0026	3-03201-0040	3-03395-0006
Address	75 LINDEN STREET	1385 WILLOUGHBY AVENUE	1225 BUSHWICK AVENUE
Neighborhood	BUSHWICK	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	18	20
Year Built	1931	1931	1916
Gross SqFt	11,251	15,498	17,800
Estimated Gross Income	\$77,140	\$133,903	\$168,053
Gross Income per SqFt	\$6.86	\$8.64	\$9.44
Full Market Value	\$192,000	\$346,000	\$479,000
Market Value per SqFt	\$17.07	\$22.00	\$26.90
Distance from Cooperative in miles		1.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0060	3-03395-0008	3-03395-0014
Address	115 LINDEN STREET	1223 BUSHWICK AVENUE	1060 HANCOCK STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	27
Year Built	1931	1915	1916
Gross SqFt	14,500	17,800	24,030
Estimated Gross Income	\$168,200	\$207,005	\$243,260
Gross Income per SqFt	\$11.60	\$11.63	\$10.12
Full Market Value	\$394,000	\$714,000	\$694,000
Market Value per SqFt	\$27.20	\$40.00	\$28.90
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0062	3-03395-0008	3-03395-0014
Address	111 LINDEN STREET	1223 BUSHWICK AVENUE	1060 HANCOCK STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	24	27
Year Built	1931	1915	1916
Gross SqFt	14,500	17,800	24,030
Estimated Gross Income	\$168,200	\$207,005	\$243,260
Gross Income per SqFt	\$11.60	\$11.63	\$10.12
Full Market Value	\$394,000	\$714,000	\$694,000
Market Value per SqFt	\$27.20	\$40.00	\$28.90
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03323-0068	3-03205-0001	3-03326-0065
Address	101 LINDEN STREET	703 BUSHWICK AVENUE	255 LINDEN STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	16	16
Year Built	1931	1931	1931
Gross SqFt	21,930	7,410	19,800
Estimated Gross Income	\$385,575	\$133,436	\$367,500
Gross Income per SqFt	\$17.58	\$18.01	\$18.56
Full Market Value	\$903,000	\$528,000	\$1,450,000
Market Value per SqFt	\$41.20	\$71.00	\$73.00
Distance from Cooperative in miles		0.65	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03349-0001	3-03395-0006	3-03412-0018
Address	1095 BUSHWICK AVENUE	1225 BUSHWICK AVENUE	1230 HALSEY STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	16
Year Built	1931	1916	1905
Gross SqFt	7,500	17,800	14,080
Estimated Gross Income	\$71,302	\$168,053	\$113,000
Gross Income per SqFt	\$9.51	\$9.44	\$8.03
Full Market Value	\$197,000	\$479,000	\$292,000
Market Value per SqFt	\$26.30	\$27.00	\$20.74
Distance from Cooperative in miles		0.30	0.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03349-0003	3-03395-0006	3-03333-0017
Address	1091 BUSHWICK AVENUE	1225 BUSHWICK AVENUE	174 LINDEN STREET
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	35
Year Built	1931	1916	1931
Gross SqFt	12,480	17,800	27,252
Estimated Gross Income	\$118,646	\$168,053	\$272,819
Gross Income per SqFt	\$9.51	\$9.44	\$10.01
Full Market Value	\$278,000	\$479,000	\$778,000
Market Value per SqFt	\$22.28	\$27.00	\$28.50
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03367-0056	3-03331-0036	3-03178-0023
Address	1149 PUTNAM AVENUE	1041 BUSHWICK AVENUE	467 TROUTMAN STREET
Neighborhood	BUSHWICK	BUSHWICK	WYCKOFF HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D2-ELEVATOR
Total Units	36	47	46
Year Built	1935	1924	1931
Gross SqFt	36,000	52,630	57,125
Estimated Gross Income	\$463,680	\$543,373	\$774,766
Gross Income per SqFt	\$12.88	\$10.32	\$13.56
Full Market Value	\$1,690,000	\$1,270,000	\$2,830,000
Market Value per SqFt	\$46.90	\$24.00	\$49.50
Distance from Cooperative in miles		0.20	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03384-0006	3-03412-0018	3-03235-0040
Address	463 WILSON AVENUE	1230 HALSEY STREET	1441 DE KALB AVENUE
Neighborhood	BUSHWICK	BUSHWICK	BUSHWICK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	16	16
Year Built	1928	1905	1931
Gross SqFt	31,184	14,080	16,133
Estimated Gross Income	\$249,472	\$113,000	\$154,223
Gross Income per SqFt	\$8.00	\$8.03	\$9.56
Full Market Value	\$584,000	\$292,000	\$398,000
Market Value per SqFt	\$18.73	\$21.00	\$24.67
Distance from Cooperative in miles		0.20	0.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03622-0001	3-04902-0047	3-04917-0006
Address	988 HEGEMAN AVENUE	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	27	63
Year Built	1930	1928	1926
Gross SqFt	18,000	21,600	47,680
Estimated Gross Income	\$170,383	\$222,128	\$267,708
Gross Income per SqFt	\$9.47	\$10.28	\$5.61
Full Market Value	\$399,000	\$690,000	\$627,000
Market Value per SqFt	\$22.17	\$32.00	\$13.15
Distance from Cooperative in miles		2.05	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03633-0001	3-04902-0047	3-04917-0006
Address	1371 LINDEN BOULEVARD	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	342	27	63
Year Built	1962	1928	1926
Gross SqFt	398,223	21,600	47,680
Estimated Gross Income	\$2,642,300	\$222,128	\$267,708
Gross Income per SqFt	\$6.64	\$10.28	\$5.61
Full Market Value	\$6,190,000	\$690,000	\$627,000
Market Value per SqFt	\$15.54	\$32.00	\$13.15
Distance from Cooperative in miles		2.10	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03634-0001	3-04902-0047	3-04917-0006
Address	1407 LINDEN BOULEVARD	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	BROWNSVILLE	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	423	27	63
Year Built	1958	1928	1926
Gross SqFt	445,950	21,600	47,680
Estimated Gross Income	\$4,652,998	\$222,128	\$267,708
Gross Income per SqFt	\$10.43	\$10.28	\$5.61
Full Market Value	\$14,500,000	\$690,000	\$627,000
Market Value per SqFt	\$32.50	\$32.00	\$13.15
Distance from Cooperative in miles		2.15	2.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03660-0007	3-04902-0047	3-04917-0006
Address	17 PENNSYLVANIA AVENUE	149 EAST 31 STREET	1084 NEW YORK AVENUE
Neighborhood	CYPRESS HILLS	FLATBUSH-EAST	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	27	63
Year Built	1905	1928	1926
Gross SqFt	18,600	21,600	47,680
Estimated Gross Income	\$176,062	\$222,128	\$267,708
Gross Income per SqFt	\$9.47	\$10.28	\$5.61
Full Market Value	\$412,000	\$690,000	\$627,000
Market Value per SqFt	\$22.15	\$32.00	\$13.15
Distance from Cooperative in miles		3.40	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03704-0029	3-03709-0032	3-03771-0033
Address	236 NEW JERSEY AVENUE	1803 PITKIN AVENUE	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	BROWNSVILLE	EAST NEW YORK
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	27	16
Year Built	1920	1905	1930
Gross SqFt	15,400	23,300	17,600
Estimated Gross Income	\$145,772	\$234,035	\$221,156
Gross Income per SqFt	\$9.47	\$10.04	\$12.57
Full Market Value	\$341,000	\$668,000	\$763,000
Market Value per SqFt	\$22.14	\$29.00	\$43.40
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03805-0041	3-03806-0017	3-03806-0019
Address	498 PENNSYLVANIA AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	16
Year Built	1930	1930	1930
Gross SqFt	25,950	14,784	14,784
Estimated Gross Income	\$245,635	\$178,346	\$178,346
Gross Income per SqFt	\$9.47	\$12.06	\$12.06
Full Market Value	\$575,000	\$418,000	\$418,000
Market Value per SqFt	\$22.16	\$28.00	\$28.30
Distance from Cooperative in miles		0.05	0.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03886-0010	3-03806-0017	3-03806-0019
Address	224 HIGHLAND BOULEVARD	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	CYPRESS HILLS	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	88	16	16
Year Built	1940	1930	1930
Gross SqFt	104,465	14,784	14,784
Estimated Gross Income	\$1,305,174	\$178,346	\$178,346
Gross Income per SqFt	\$12.49	\$12.06	\$12.06
Full Market Value	\$4,500,000	\$418,000	\$418,000
Market Value per SqFt	\$43.10	\$28.00	\$28.30
Distance from Cooperative in miles		1.15	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04329-0001	3-05670-0047	3-05024-0063
Address	721 VAN SICLEN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	EAST NEW YORK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	42	11	16
Year Built	1930	1916	1931
Gross SqFt	38,720	22,500	7,596
Estimated Gross Income	\$329,860	\$382,764	\$135,817
Gross Income per SqFt	\$8.52	\$17.01	\$17.88
Full Market Value	\$772,000	\$1,520,000	\$538,000
Market Value per SqFt	\$19.94	\$68.00	\$71.00
Distance from Cooperative in miles		6.00	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04590-0051	3-07046-0001	3-01811-0019
Address	811 RUTLAND ROAD	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	FLATBUSH-NORTH	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	294	261	196
Year Built	1953	1979	1974
Gross SqFt	316,000	230,500	212,405
Estimated Gross Income	\$4,531,440	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$16,500,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$52.00	\$63.00	\$44.10
Distance from Cooperative in miles		7.00	1.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04598-0016	3-04645-0006	3-04679-0001
Address	14 EAST 96 STREET	1002 CLARKSON AVENUE	820 LINDEN BOULEVARD
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-EAST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	31	19
Year Built	1927	1920	1920
Gross SqFt	26,900	30,556	14,400
Estimated Gross Income	\$397,044	\$512,241	\$183,653
Gross Income per SqFt	\$14.76	\$16.76	\$12.75
Full Market Value	\$930,000	\$1,320,000	\$634,000
Market Value per SqFt	\$34.60	\$43.00	\$44.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04815-0037	3-07235-0001	3-07179-0058
Address	636 BROOKLYN AVENUE	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	240	135
Year Built	1959	1951	1957
Gross SqFt	152,200	194,880	112,320
Estimated Gross Income	\$2,174,938	\$2,826,236	\$1,581,612
Gross Income per SqFt	\$14.29	\$14.50	\$14.08
Full Market Value	\$5,090,000	\$9,750,000	\$5,770,000
Market Value per SqFt	\$33.40	\$50.00	\$51.00
Distance from Cooperative in miles		5.20	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04847-0004	3-07179-0058	3-07235-0001
Address	10 EAST 43 STREET	2375 EAST 3 STREET	2612 WEST STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	135	240
Year Built	1956	1957	1951
Gross SqFt	127,764	112,320	194,880
Estimated Gross Income	\$1,825,747	\$1,581,612	\$2,826,236
Gross Income per SqFt	\$14.29	\$14.08	\$14.50
Full Market Value	\$6,660,000	\$5,770,000	\$9,750,000
Market Value per SqFt	\$52.00	\$51.00	\$50.00
Distance from Cooperative in miles		4.65	5.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04853-0028	3-07235-0001	3-07179-0058
Address	310 LENOX ROAD	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	240	135
Year Built	1963	1951	1957
Gross SqFt	124,314	194,880	112,320
Estimated Gross Income	\$1,776,447	\$2,826,236	\$1,581,612
Gross Income per SqFt	\$14.29	\$14.50	\$14.08
Full Market Value	\$6,480,000	\$9,750,000	\$5,770,000
Market Value per SqFt	\$52.00	\$50.00	\$51.00
Distance from Cooperative in miles		4.85	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04853-0035	3-07235-0001	3-07179-0058
Address	330 LENOX ROAD	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	FLATBUSH-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	240	135
Year Built	1964	1951	1957
Gross SqFt	112,518	194,880	112,320
Estimated Gross Income	\$1,607,882	\$2,826,236	\$1,581,612
Gross Income per SqFt	\$14.29	\$14.50	\$14.08
Full Market Value	\$5,870,000	\$9,750,000	\$5,770,000
Market Value per SqFt	\$52.00	\$50.00	\$51.00
Distance from Cooperative in miles		4.85	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04905-0001	3-03806-0017	3-03806-0019
Address	3400 SNYDER AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	129	16	16
Year Built	1956	1930	1930
Gross SqFt	114,346	14,784	14,784
Estimated Gross Income	\$989,321	\$178,346	\$178,346
Gross Income per SqFt	\$8.65	\$12.06	\$12.06
Full Market Value	\$2,550,000	\$418,000	\$418,000
Market Value per SqFt	\$22.30	\$28.00	\$28.30
Distance from Cooperative in miles		2.95	2.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04905-0017	3-03806-0017	3-03806-0019
Address	282 EAST 35 STREET	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	125	16	16
Year Built	1957	1930	1930
Gross SqFt	119,000	14,784	14,784
Estimated Gross Income	\$1,029,588	\$178,346	\$178,346
Gross Income per SqFt	\$8.65	\$12.06	\$12.06
Full Market Value	\$2,660,000	\$418,000	\$418,000
Market Value per SqFt	\$22.35	\$28.00	\$28.30
Distance from Cooperative in miles		2.95	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04906-0001	3-03806-0017	3-03806-0019
Address	3500 SNYDER AVENUE	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	126	16	16
Year Built	1957	1930	1930
Gross SqFt	115,900	14,784	14,784
Estimated Gross Income	\$1,002,767	\$178,346	\$178,346
Gross Income per SqFt	\$8.65	\$12.06	\$12.06
Full Market Value	\$2,590,000	\$418,000	\$418,000
Market Value per SqFt	\$22.35	\$28.00	\$28.30
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04906-0065	3-03806-0017	3-03806-0019
Address	285 EAST 35 STREET	469 PENNSYLVANIA AVENUE	463 PENNSYLVANIA AVENUE
Neighborhood	FLATBUSH-EAST	EAST NEW YORK	EAST NEW YORK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	66	16	16
Year Built	1959	1930	1930
Gross SqFt	58,231	14,784	14,784
Estimated Gross Income	\$503,814	\$178,346	\$178,346
Gross Income per SqFt	\$8.65	\$12.06	\$12.06
Full Market Value	\$1,300,000	\$418,000	\$418,000
Market Value per SqFt	\$22.32	\$28.00	\$28.30
Distance from Cooperative in miles		2.90	2.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05026-0011	3-05670-0047	3-05024-0063
Address	163 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	85	11	16
Year Built	1930	1916	1931
Gross SqFt	118,785	22,500	7,596
Estimated Gross Income	\$1,157,800	\$382,764	\$135,817
Gross Income per SqFt	\$9.75	\$17.01	\$17.88
Full Market Value	\$3,300,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.80	\$68.00	\$71.00
Distance from Cooperative in miles		2.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05026-0034	3-05670-0047	3-05024-0063
Address	125 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	65	11	16
Year Built	1939	1916	1931
Gross SqFt	64,069	22,500	7,596
Estimated Gross Income	\$609,950	\$382,764	\$135,817
Gross Income per SqFt	\$9.52	\$17.01	\$17.88
Full Market Value	\$1,740,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05043-0001	3-05670-0047	3-05024-0063
Address	125 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	66	11	16
Year Built	1940	1916	1931
Gross SqFt	77,638	22,500	7,596
Estimated Gross Income	\$739,115	\$382,764	\$135,817
Gross Income per SqFt	\$9.52	\$17.01	\$17.88
Full Market Value	\$2,110,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.70	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05043-0086	3-05670-0047	3-05024-0063
Address	135 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1939	1916	1931
Gross SqFt	63,576	22,500	7,596
Estimated Gross Income	\$605,250	\$382,764	\$135,817
Gross Income per SqFt	\$9.52	\$17.01	\$17.88
Full Market Value	\$1,730,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.70	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05046-0018	3-05670-0047	3-05024-0063
Address	150 HAWTHORNE STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	100	11	16
Year Built	1963	1916	1931
Gross SqFt	76,338	22,500	7,596
Estimated Gross Income	\$916,060	\$382,764	\$135,817
Gross Income per SqFt	\$12.00	\$17.01	\$17.88
Full Market Value	\$3,160,000	\$1,520,000	\$538,000
Market Value per SqFt	\$41.40	\$68.00	\$71.00
Distance from Cooperative in miles		2.70	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0034	3-05670-0047	3-05024-0063
Address	80 WINTHROP STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	144	11	16
Year Built	1927	1916	1931
Gross SqFt	157,614	22,500	7,596
Estimated Gross Income	\$1,733,755	\$382,764	\$135,817
Gross Income per SqFt	\$11.00	\$17.01	\$17.88
Full Market Value	\$5,390,000	\$1,520,000	\$538,000
Market Value per SqFt	\$34.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.50	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0078	3-05670-0047	3-05024-0063
Address	289 PARKSIDE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$196,175	\$382,764	\$135,817
Gross Income per SqFt	\$11.02	\$17.01	\$17.88
Full Market Value	\$459,000	\$1,520,000	\$538,000
Market Value per SqFt	\$25.80	\$68.00	\$71.00
Distance from Cooperative in miles		2.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05048-0080	3-05670-0047	3-05024-0063
Address	283 PARKSIDE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$196,175	\$382,764	\$135,817
Gross Income per SqFt	\$11.02	\$17.01	\$17.88
Full Market Value	\$459,000	\$1,520,000	\$538,000
Market Value per SqFt	\$25.80	\$68.00	\$71.00
Distance from Cooperative in miles		2.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05056-0040	3-06683-0052	3-08470-1018
Address	590 PARKSIDE AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	35	98
Year Built	1931	1931	2000
Gross SqFt	29,200	25,075	107,569
Estimated Gross Income	\$263,905	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.04	\$13.20	\$44.00
Full Market Value	\$618,000	\$775,000	\$23,800,000
Market Value per SqFt	\$21.16	\$31.00	\$221.00
Distance from Cooperative in miles		3.60	3.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05058-0007	3-05670-0047	3-05024-0063
Address	25 PARADE PLACE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1935	1916	1931
Gross SqFt	71,028	22,500	7,596
Estimated Gross Income	\$591,530	\$382,764	\$135,817
Gross Income per SqFt	\$8.33	\$17.01	\$17.88
Full Market Value	\$1,530,000	\$1,520,000	\$538,000
Market Value per SqFt	\$21.54	\$68.00	\$71.00
Distance from Cooperative in miles		2.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05060-0008	3-05670-0047	3-05024-0063
Address	55 PARADE PLACE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	73	11	16
Year Built	1927	1916	1931
Gross SqFt	85,716	22,500	7,596
Estimated Gross Income	\$816,610	\$382,764	\$135,817
Gross Income per SqFt	\$9.53	\$17.01	\$17.88
Full Market Value	\$2,330,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05061-0040	3-05670-0047	3-05024-0063
Address	416 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	90	11	16
Year Built	1924	1916	1931
Gross SqFt	131,355	22,500	7,596
Estimated Gross Income	\$1,243,140	\$382,764	\$135,817
Gross Income per SqFt	\$9.46	\$17.01	\$17.88
Full Market Value	\$3,550,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.00	\$68.00	\$71.00
Distance from Cooperative in miles		2.15	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05064-0029	3-05670-0047	3-05024-0063
Address	32 CLARKSON AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	78	11	16
Year Built	1938	1916	1931
Gross SqFt	97,332	22,500	7,596
Estimated Gross Income	\$732,860	\$382,764	\$135,817
Gross Income per SqFt	\$7.53	\$17.01	\$17.88
Full Market Value	\$1,720,000	\$1,520,000	\$538,000
Market Value per SqFt	\$17.67	\$68.00	\$71.00
Distance from Cooperative in miles		2.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05071-0034	3-05670-0047	3-05024-0063
Address	68 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	1931	1916	1931
Gross SqFt	20,320	22,500	7,596
Estimated Gross Income	\$223,950	\$382,764	\$135,817
Gross Income per SqFt	\$11.02	\$17.01	\$17.88
Full Market Value	\$696,000	\$1,520,000	\$538,000
Market Value per SqFt	\$34.30	\$68.00	\$71.00
Distance from Cooperative in miles		1.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0001	3-05670-0047	3-05024-0063
Address	5 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,980	22,500	7,596
Estimated Gross Income	\$180,560	\$382,764	\$135,817
Gross Income per SqFt	\$10.04	\$17.01	\$17.88
Full Market Value	\$515,000	\$1,520,000	\$538,000
Market Value per SqFt	\$28.60	\$68.00	\$71.00
Distance from Cooperative in miles		1.70	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0003	3-05670-0047	3-05024-0063
Address	1110 CATON AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	11	16
Year Built	1931	1916	1931
Gross SqFt	17,980	22,500	7,596
Estimated Gross Income	\$180,560	\$382,764	\$135,817
Gross Income per SqFt	\$10.04	\$17.01	\$17.88
Full Market Value	\$515,000	\$1,520,000	\$538,000
Market Value per SqFt	\$28.60	\$68.00	\$71.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05072-0053	3-05670-0047	3-05024-0063
Address	25 STRATFORD ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1931	1916	1931
Gross SqFt	24,200	22,500	7,596
Estimated Gross Income	\$243,020	\$382,764	\$135,817
Gross Income per SqFt	\$10.04	\$17.01	\$17.88
Full Market Value	\$569,000	\$1,520,000	\$538,000
Market Value per SqFt	\$23.51	\$68.00	\$71.00
Distance from Cooperative in miles		1.70	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05080-0060	3-05670-0047	3-05024-0063
Address	500 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1931	1916	1931
Gross SqFt	87,951	22,500	7,596
Estimated Gross Income	\$732,860	\$382,764	\$135,817
Gross Income per SqFt	\$8.33	\$17.01	\$17.88
Full Market Value	\$1,890,000	\$1,520,000	\$538,000
Market Value per SqFt	\$21.49	\$68.00	\$71.00
Distance from Cooperative in miles		2.10	0.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05083-0037	3-05670-0047	3-05024-0063
Address	70 LENOX ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1935	1916	1931
Gross SqFt	73,374	22,500	7,596
Estimated Gross Income	\$722,800	\$382,764	\$135,817
Gross Income per SqFt	\$9.85	\$17.01	\$17.88
Full Market Value	\$2,060,000	\$1,520,000	\$538,000
Market Value per SqFt	\$28.10	\$68.00	\$71.00
Distance from Cooperative in miles		2.40	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05086-0066	3-08470-1018	
Address	45 MARTENSE STREET	5905 STRICKLAND AVENUE	
Neighborhood	FLATBUSH-CENTRAL	MILL BASIN	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	66	98	
Year Built	1937	2000	
Gross SqFt	75,312	107,569	
Estimated Gross Income	\$717,500	\$4,738,227	
Gross Income per SqFt	\$9.53	\$44.00	
Full Market Value	\$2,050,000	\$23,800,000	
Market Value per SqFt	\$27.20	\$221.00	
Distance from Cooperative in miles		3.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05095-0001	3-05670-0047	3-05024-0063
Address	1409 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	29	11	16
Year Built	1938	1916	1931
Gross SqFt	30,039	22,500	7,596
Estimated Gross Income	\$292,875	\$382,764	\$135,817
Gross Income per SqFt	\$9.75	\$17.01	\$17.88
Full Market Value	\$835,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.80	\$68.00	\$71.00
Distance from Cooperative in miles		1.80	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05097-0112	3-05670-0047	3-05024-0063
Address	150 EAST 18 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	55	11	16
Year Built	1937	1916	1931
Gross SqFt	65,915	22,500	7,596
Estimated Gross Income	\$646,865	\$382,764	\$135,817
Gross Income per SqFt	\$9.81	\$17.01	\$17.88
Full Market Value	\$1,840,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.90	\$68.00	\$71.00
Distance from Cooperative in miles		1.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05097-0120	3-05670-0047	3-05024-0063
Address	1701 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	84	11	16
Year Built	1937	1916	1931
Gross SqFt	106,800	22,500	7,596
Estimated Gross Income	\$1,096,700	\$382,764	\$135,817
Gross Income per SqFt	\$10.27	\$17.01	\$17.88
Full Market Value	\$3,410,000	\$1,520,000	\$538,000
Market Value per SqFt	\$31.90	\$68.00	\$71.00
Distance from Cooperative in miles		1.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05099-0068	3-05670-0047	3-05024-0063
Address	145 EAST 18 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	63	11	16
Year Built	1962	1916	1931
Gross SqFt	58,000	22,500	7,596
Estimated Gross Income	\$532,380	\$382,764	\$135,817
Gross Income per SqFt	\$9.18	\$17.01	\$17.88
Full Market Value	\$1,520,000	\$1,520,000	\$538,000
Market Value per SqFt	\$26.20	\$68.00	\$71.00
Distance from Cooperative in miles		2.00	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05100-0080	3-05670-0047	3-05024-0063
Address	1911 ALBEMARLE ROAD	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	84	11	16
Year Built	1927	1916	1931
Gross SqFt	85,200	22,500	7,596
Estimated Gross Income	\$711,285	\$382,764	\$135,817
Gross Income per SqFt	\$8.35	\$17.01	\$17.88
Full Market Value	\$1,840,000	\$1,520,000	\$538,000
Market Value per SqFt	\$21.60	\$68.00	\$71.00
Distance from Cooperative in miles		2.05	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05101-0029	3-05670-0047	3-05024-0063
Address	575 OCEAN AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	FLATBUSH-CENTRAL	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	63	11	16
Year Built	1926	1916	1931
Gross SqFt	67,084	22,500	7,596
Estimated Gross Income	\$634,830	\$382,764	\$135,817
Gross Income per SqFt	\$9.46	\$17.01	\$17.88
Full Market Value	\$1,490,000	\$1,520,000	\$538,000
Market Value per SqFt	\$22.21	\$68.00	\$71.00
Distance from Cooperative in miles		2.10	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05122-0021	3-05424-0080	3-02104-0008
Address	150 EAST 19 STREET	229 PARKVILLE AVENUE	299 ADELPHI STREET
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH	FORT GREENE
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	48	41	71
Year Built	1935	2004	1927
Gross SqFt	44,178	43,018	44,046
Estimated Gross Income	\$495,531	\$655,953	\$767,666
Gross Income per SqFt	\$11.22	\$15.25	\$17.43
Full Market Value	\$1,540,000	\$2,600,000	\$3,040,000
Market Value per SqFt	\$34.90	\$60.00	\$69.00
Distance from Cooperative in miles		1.05	3.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05122-0056	3-01208-0001	3-01322-0001
Address	221 EAST 18 STREET	77 NEW YORK AVENUE	501 NEW YORK AVENUE
Neighborhood	FLATBUSH-CENTRAL	CROWN HEIGHTS	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	60	103	89
Year Built	1940	1975	1952
Gross SqFt	67,500	67,582	68,220
Estimated Gross Income	\$816,919	\$835,706	\$878,710
Gross Income per SqFt	\$12.10	\$12.37	\$12.88
Full Market Value	\$2,820,000	\$1,960,000	\$3,210,000
Market Value per SqFt	\$41.80	\$29.00	\$47.10
Distance from Cooperative in miles		2.30	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05147-0004	3-03908-0010	3-00220-0016
Address	1616 BEVERLY ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	53	48
Year Built	1935	1928	1924
Gross SqFt	47,250	47,505	47,136
Estimated Gross Income	\$535,343	\$548,835	\$600,152
Gross Income per SqFt	\$11.33	\$11.55	\$12.73
Full Market Value	\$1,660,000	\$1,280,000	\$2,070,000
Market Value per SqFt	\$35.10	\$27.00	\$43.90
Distance from Cooperative in miles		4.90	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05151-0010	3-03044-0029	
Address	2022 BEVERLY ROAD	165 MESEROLE STREET	
Neighborhood	FLATBUSH-CENTRAL	WILLIAMSBURG-EAST	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	13	39	
Year Built	1909	1930	
Gross SqFt	16,520	17,460	
Estimated Gross Income	\$321,935	\$386,540	
Gross Income per SqFt	\$19.49	\$22.14	
Full Market Value	\$1,400,000	\$1,680,000	
Market Value per SqFt	\$85.00	\$96.00	
Distance from Cooperative in miles		4.50	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05154-0035	3-00975-0017	
Address	1115 DORCHESTER ROAD	390 2 STREET	
Neighborhood	FLATBUSH-CENTRAL	PARK SLOPE	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	28	16	
Year Built	1930	1920	
Gross SqFt	16,500	16,752	
Estimated Gross Income	\$299,792	\$360,679	
Gross Income per SqFt	\$18.17	\$21.53	
Full Market Value	\$1,190,000	\$1,570,000	
Market Value per SqFt	\$72.00	\$94.00	
Distance from Cooperative in miles		2.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0015	3-03908-0010	3-00220-0016
Address	390 RUGBY ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	53	48
Year Built	1962	1928	1924
Gross SqFt	43,200	47,505	47,136
Estimated Gross Income	\$533,952	\$548,835	\$600,152
Gross Income per SqFt	\$12.36	\$11.55	\$12.73
Full Market Value	\$1,840,000	\$1,280,000	\$2,070,000
Market Value per SqFt	\$42.60	\$27.00	\$43.90
Distance from Cooperative in miles		5.10	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0048	3-07688-0041	
Address	415 ARGYLE ROAD	2702 KINGS HIGHWAY	
Neighborhood	FLATBUSH-CENTRAL	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	114	107	
Year Built	1961	1937	
Gross SqFt	110,377	113,820	
Estimated Gross Income	\$1,145,978	\$1,189,137	
Gross Income per SqFt	\$10.38	\$10.45	
Full Market Value	\$3,560,000	\$3,070,000	
Market Value per SqFt	\$32.30	\$27.00	
Distance from Cooperative in miles		2.10	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05156-0058	3-03908-0010	3-06770-0001
Address	385 ARGYLE ROAD	2 ELTON STREET	2302 AVENUE O
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	53	42
Year Built	1941	1928	1936
Gross SqFt	59,640	47,505	47,300
Estimated Gross Income	\$608,763	\$548,835	\$423,828
Gross Income per SqFt	\$10.21	\$11.55	\$8.96
Full Market Value	\$1,890,000	\$1,280,000	\$1,090,000
Market Value per SqFt	\$31.70	\$27.00	\$23.04
Distance from Cooperative in miles		5.10	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05159-0013	3-07011-0011	3-01170-0005
Address	400 EAST 17 STREET	2828 WEST 28 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-CENTRAL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	81	122	85
Year Built	1962	1972	1926
Gross SqFt	72,534	102,000	75,535
Estimated Gross Income	\$1,038,250	\$1,499,696	\$1,459,271
Gross Income per SqFt	\$14.31	\$14.70	\$19.32
Full Market Value	\$3,790,000	\$3,510,000	\$6,340,000
Market Value per SqFt	\$52.00	\$34.00	\$84.00
Distance from Cooperative in miles		4.75	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05159-0061	3-03908-0010	3-06770-0001
Address	385 EAST 16 STREET	2 ELTON STREET	2302 AVENUE O
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	53	42
Year Built	1956	1928	1936
Gross SqFt	48,702	47,505	47,300
Estimated Gross Income	\$492,100	\$548,835	\$423,828
Gross Income per SqFt	\$10.10	\$11.55	\$8.96
Full Market Value	\$1,400,000	\$1,280,000	\$1,090,000
Market Value per SqFt	\$28.70	\$27.00	\$23.04
Distance from Cooperative in miles		5.00	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05161-0056	3-07011-0011	3-01170-0005
Address	385 EAST 18 STREET	2828 WEST 28 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-CENTRAL	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	71	122	85
Year Built	1940	1972	1926
Gross SqFt	76,446	102,000	75,535
Estimated Gross Income	\$1,102,351	\$1,499,696	\$1,459,271
Gross Income per SqFt	\$14.42	\$14.70	\$19.32
Full Market Value	\$4,020,000	\$3,510,000	\$6,340,000
Market Value per SqFt	\$53.00	\$34.00	\$84.00
Distance from Cooperative in miles		4.85	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05162-0046	3-03908-0010	3-00220-0016
Address	1901 DORCHESTER ROAD	2 ELTON STREET	35 ORANGE STREET
Neighborhood	FLATBUSH-CENTRAL	CYPRESS HILLS	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	53	48
Year Built	1956	1928	1924
Gross SqFt	47,620	47,505	47,136
Estimated Gross Income	\$588,583	\$548,835	\$600,152
Gross Income per SqFt	\$12.36	\$11.55	\$12.73
Full Market Value	\$2,030,000	\$1,280,000	\$2,070,000
Market Value per SqFt	\$42.60	\$27.00	\$43.90
Distance from Cooperative in miles		4.80	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05197-0040	3-05190-0003	3-05190-0009
Address	570 WESTMINSTER ROAD	2408 CLARENDON ROAD	310 EAST 25 STREET
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	192	16	16
Year Built	1935	1931	1931
Gross SqFt	222,000	12,960	14,400
Estimated Gross Income	\$1,254,125	\$249,488	\$74,527
Gross Income per SqFt	\$5.65	\$19.25	\$5.18
Full Market Value	\$2,940,000	\$1,080,000	\$216,000
Market Value per SqFt	\$13.24	\$83.00	\$15.00
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05208-0025	3-05193-0058	3-05212-0043
Address	2215 NEWKIRK AVENUE	1157 ROGERS AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	77	15	16
Year Built	1927	1931	1931
Gross SqFt	117,564	13,200	16,000
Estimated Gross Income	\$858,434	\$110,819	\$162,574
Gross Income per SqFt	\$7.30	\$8.40	\$10.16
Full Market Value	\$2,010,000	\$286,000	\$381,000
Market Value per SqFt	\$17.10	\$22.00	\$23.81
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05209-0022	3-05212-0043	3-05213-0062
Address	2323 NEWKIRK AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1934	1931	1931
Gross SqFt	15,600	16,000	13,400
Estimated Gross Income	\$129,026	\$162,574	\$132,358
Gross Income per SqFt	\$8.27	\$10.16	\$9.88
Full Market Value	\$302,000	\$381,000	\$378,000
Market Value per SqFt	\$19.36	\$24.00	\$28.20
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05213-0024	3-05213-0062	3-05212-0043
Address	411 EAST 26 STREET	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	82	16	16
Year Built	1962	1931	1931
Gross SqFt	76,416	13,400	16,000
Estimated Gross Income	\$661,508	\$132,358	\$162,574
Gross Income per SqFt	\$8.66	\$9.88	\$10.16
Full Market Value	\$1,710,000	\$378,000	\$381,000
Market Value per SqFt	\$22.38	\$28.00	\$23.81
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05214-0024	3-05213-0062	3-05212-0043
Address	2701 NEWKIRK AVENUE	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	51	16	16
Year Built	1931	1931	1931
Gross SqFt	41,400	13,400	16,000
Estimated Gross Income	\$358,193	\$132,358	\$162,574
Gross Income per SqFt	\$8.65	\$9.88	\$10.16
Full Market Value	\$924,000	\$378,000	\$381,000
Market Value per SqFt	\$22.32	\$28.00	\$23.81
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05217-0018	3-05213-0062	3-05212-0043
Address	620 EAST 18 STREET	2617 FOSTER AVENUE	2516 NEWKIRK AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	76	16	16
Year Built	1961	1931	1931
Gross SqFt	98,955	13,400	16,000
Estimated Gross Income	\$856,159	\$132,358	\$162,574
Gross Income per SqFt	\$8.65	\$9.88	\$10.16
Full Market Value	\$2,210,000	\$378,000	\$381,000
Market Value per SqFt	\$22.33	\$28.00	\$23.81
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05218-0001	3-05212-0043	3-05213-0062
Address	1802 NEWKIRK AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	134	16	16
Year Built	1958	1931	1931
Gross SqFt	152,466	16,000	13,400
Estimated Gross Income	\$1,615,941	\$162,574	\$132,358
Gross Income per SqFt	\$10.60	\$10.16	\$9.88
Full Market Value	\$5,020,000	\$381,000	\$378,000
Market Value per SqFt	\$32.90	\$24.00	\$28.20
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05218-0026	3-05212-0043	3-05213-0062
Address	1815 FOSTER AVENUE	2516 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	54	16	16
Year Built	1931	1931	1931
Gross SqFt	60,282	16,000	13,400
Estimated Gross Income	\$419,848	\$162,574	\$132,358
Gross Income per SqFt	\$6.96	\$10.16	\$9.88
Full Market Value	\$983,000	\$381,000	\$378,000
Market Value per SqFt	\$16.31	\$24.00	\$28.20
Distance from Cooperative in miles		0.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05219-0040	3-05219-0004	3-05213-0062
Address	601 EAST 19 STREET	1908 NEWKIRK AVENUE	2617 FOSTER AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	108	22	16
Year Built	1942	1921	1931
Gross SqFt	132,000	29,133	13,400
Estimated Gross Income	\$702,924	\$325,875	\$132,358
Gross Income per SqFt	\$5.33	\$11.19	\$9.88
Full Market Value	\$1,650,000	\$1,010,000	\$378,000
Market Value per SqFt	\$12.50	\$35.00	\$28.20
Distance from Cooperative in miles		0.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05233-0001	3-05220-0069	3-05220-0072
Address	1212 NEWKIRK AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	66	16	16
Year Built	1931	1931	1931
Gross SqFt	78,600	17,100	17,100
Estimated Gross Income	\$557,801	\$159,660	\$159,660
Gross Income per SqFt	\$7.10	\$9.34	\$9.34
Full Market Value	\$1,310,000	\$455,000	\$455,000
Market Value per SqFt	\$16.67	\$27.00	\$26.60
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05240-0025	3-05220-0069	3-05220-0072
Address	1150 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	67	16	16
Year Built	1931	1931	1931
Gross SqFt	80,690	17,100	17,100
Estimated Gross Income	\$572,633	\$159,660	\$159,660
Gross Income per SqFt	\$7.10	\$9.34	\$9.34
Full Market Value	\$1,340,000	\$455,000	\$455,000
Market Value per SqFt	\$16.61	\$27.00	\$26.60
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0006	3-05220-0069	3-05220-0072
Address	1199 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	63	16	16
Year Built	1958	1931	1931
Gross SqFt	81,000	17,100	17,100
Estimated Gross Income	\$551,472	\$159,660	\$159,660
Gross Income per SqFt	\$6.81	\$9.34	\$9.34
Full Market Value	\$1,290,000	\$455,000	\$455,000
Market Value per SqFt	\$15.93	\$27.00	\$26.60
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0023	3-05220-0069	3-05220-0072
Address	1155 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	59	16	16
Year Built	1931	1931	1931
Gross SqFt	77,484	17,100	17,100
Estimated Gross Income	\$452,734	\$159,660	\$159,660
Gross Income per SqFt	\$5.84	\$9.34	\$9.34
Full Market Value	\$1,060,000	\$455,000	\$455,000
Market Value per SqFt	\$13.68	\$27.00	\$26.60
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05241-0031	3-05220-0069	3-05220-0072
Address	1111 OCEAN AVENUE	1051 OCEAN AVENUE	1045 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C5-WALK-UP	C5-WALK-UP
Total Units	104	16	16
Year Built	1954	1931	1931
Gross SqFt	157,493	17,100	17,100
Estimated Gross Income	\$1,072,260	\$159,660	\$159,660
Gross Income per SqFt	\$6.81	\$9.34	\$9.34
Full Market Value	\$2,510,000	\$455,000	\$455,000
Market Value per SqFt	\$15.94	\$27.00	\$26.60
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05246-0001	3-05240-0110	3-05240-0001
Address	2515 GLENWOOD ROAD	1086 OCEAN AVENUE	1204 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	55	35	59
Year Built	1931	1931	1917
Gross SqFt	64,800	37,500	57,600
Estimated Gross Income	\$459,866	\$327,598	\$524,018
Gross Income per SqFt	\$7.10	\$8.74	\$9.10
Full Market Value	\$1,080,000	\$845,000	\$1,490,000
Market Value per SqFt	\$16.67	\$23.00	\$25.90
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05246-0006	3-05240-0001	3-05240-0110
Address	2835 BEDFORD AVENUE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	47	59	35
Year Built	1931	1917	1931
Gross SqFt	47,322	57,600	37,500
Estimated Gross Income	\$527,947	\$524,018	\$327,598
Gross Income per SqFt	\$11.16	\$9.10	\$8.74
Full Market Value	\$1,640,000	\$1,490,000	\$845,000
Market Value per SqFt	\$34.70	\$26.00	\$22.53
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0001	3-05240-0001	3-05240-0110
Address	2601 GLENWOOD ROAD	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	90	59	35
Year Built	1940	1917	1931
Gross SqFt	100,000	57,600	37,500
Estimated Gross Income	\$1,116,520	\$524,018	\$327,598
Gross Income per SqFt	\$11.17	\$9.10	\$8.74
Full Market Value	\$3,470,000	\$1,490,000	\$845,000
Market Value per SqFt	\$34.70	\$26.00	\$22.53
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0006	3-05240-0110	3-05240-0001
Address	657 EAST 26 STREET	1086 OCEAN AVENUE	1204 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	113	35	59
Year Built	1941	1931	1917
Gross SqFt	118,398	37,500	57,600
Estimated Gross Income	\$1,321,937	\$327,598	\$524,018
Gross Income per SqFt	\$11.17	\$8.74	\$9.10
Full Market Value	\$4,110,000	\$845,000	\$1,490,000
Market Value per SqFt	\$34.70	\$23.00	\$25.90
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05247-0016	3-05240-0001	3-05240-0110
Address	645 EAST 26 STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	66	59	35
Year Built	1931	1917	1931
Gross SqFt	78,660	57,600	37,500
Estimated Gross Income	\$878,254	\$524,018	\$327,598
Gross Income per SqFt	\$11.17	\$9.10	\$8.74
Full Market Value	\$2,730,000	\$1,490,000	\$845,000
Market Value per SqFt	\$34.70	\$26.00	\$22.53
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05248-0012	3-05240-0001	3-05240-0110
Address	50 KENILWORTH PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	73	59	35
Year Built	1955	1917	1931
Gross SqFt	87,027	57,600	37,500
Estimated Gross Income	\$592,505	\$524,018	\$327,598
Gross Income per SqFt	\$6.81	\$9.10	\$8.74
Full Market Value	\$1,390,000	\$1,490,000	\$845,000
Market Value per SqFt	\$15.97	\$26.00	\$22.53
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05257-0035	3-05240-0001	3-05240-0110
Address	310 WINDSOR PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	59	35
Year Built	1914	1917	1931
Gross SqFt	31,200	57,600	37,500
Estimated Gross Income	\$275,727	\$524,018	\$327,598
Gross Income per SqFt	\$8.84	\$9.10	\$8.74
Full Market Value	\$711,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.79	\$26.00	\$22.53
Distance from Cooperative in miles		1.75	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05257-0045	3-05240-0001	3-05240-0110
Address	135 PROSPECT PARK SOUTHW	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	87	59	35
Year Built	1929	1917	1931
Gross SqFt	97,884	57,600	37,500
Estimated Gross Income	\$616,192	\$524,018	\$327,598
Gross Income per SqFt	\$6.30	\$9.10	\$8.74
Full Market Value	\$1,440,000	\$1,490,000	\$845,000
Market Value per SqFt	\$14.71	\$26.00	\$22.53
Distance from Cooperative in miles		1.70	1.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0002	3-05240-0001	3-05240-0110
Address	166 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	55	59	35
Year Built	1938	1917	1931
Gross SqFt	65,640	57,600	37,500
Estimated Gross Income	\$734,235	\$524,018	\$327,598
Gross Income per SqFt	\$11.19	\$9.10	\$8.74
Full Market Value	\$2,280,000	\$1,490,000	\$845,000
Market Value per SqFt	\$34.70	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0018	3-05240-0001	3-05240-0110
Address	202 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	42	59	35
Year Built	1931	1917	1931
Gross SqFt	44,424	57,600	37,500
Estimated Gross Income	\$496,002	\$524,018	\$327,598
Gross Income per SqFt	\$11.17	\$9.10	\$8.74
Full Market Value	\$1,540,000	\$1,490,000	\$845,000
Market Value per SqFt	\$34.70	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0033	3-05240-0001	3-05240-0110
Address	651 VANDERBILT STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	155	59	35
Year Built	1963	1917	1931
Gross SqFt	162,439	57,600	37,500
Estimated Gross Income	\$1,400,501	\$524,018	\$327,598
Gross Income per SqFt	\$8.62	\$9.10	\$8.74
Full Market Value	\$3,610,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.22	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0084	3-05240-0001	3-05240-0110
Address	250 SEELEY STREET	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	17,453	57,600	37,500
Estimated Gross Income	\$154,239	\$524,018	\$327,598
Gross Income per SqFt	\$8.84	\$9.10	\$8.74
Full Market Value	\$398,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.80	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0087	3-05240-0001	3-05240-0110
Address	147 PROSPECT PARK SOUTHWE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	18,360	57,600	37,500
Estimated Gross Income	\$162,255	\$524,018	\$327,598
Gross Income per SqFt	\$8.84	\$9.10	\$8.74
Full Market Value	\$419,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.82	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05268-0089	3-05240-0001	3-05240-0110
Address	149 PROSPECT PARK SOUTHWE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	18,240	57,600	37,500
Estimated Gross Income	\$161,194	\$524,018	\$327,598
Gross Income per SqFt	\$8.84	\$9.10	\$8.74
Full Market Value	\$416,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.81	\$26.00	\$22.53
Distance from Cooperative in miles		1.60	1.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05275-0036	3-05240-0001	3-05240-0110
Address	47 REEVE PLACE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	59	35
Year Built	1931	1917	1931
Gross SqFt	9,916	57,600	37,500
Estimated Gross Income	\$87,631	\$524,018	\$327,598
Gross Income per SqFt	\$8.84	\$9.10	\$8.74
Full Market Value	\$226,000	\$1,490,000	\$845,000
Market Value per SqFt	\$22.79	\$26.00	\$22.53
Distance from Cooperative in miles		1.55	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05279-0019	3-05240-0001	3-05240-0110
Address	180 PROSPECT PARK SOUTHWE	1204 OCEAN AVENUE	1086 OCEAN AVENUE
Neighborhood	WINDSOR TERRACE	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	58	59	35
Year Built	1961	1917	1931
Gross SqFt	77,268	57,600	37,500
Estimated Gross Income	\$961,398	\$524,018	\$327,598
Gross Income per SqFt	\$12.44	\$9.10	\$8.74
Full Market Value	\$3,320,000	\$1,490,000	\$845,000
Market Value per SqFt	\$43.00	\$26.00	\$22.53
Distance from Cooperative in miles		1.50	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05279-0032	3-05279-0043	3-05287-0001
Address	175 PROSPECT PARK SOUTHWE	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	27	135	133
Year Built	1970	1982	1927
Gross SqFt	28,000	104,640	136,362
Estimated Gross Income	\$247,447	\$2,198,318	\$1,402,414
Gross Income per SqFt	\$8.84	\$21.01	\$10.28
Full Market Value	\$638,000	\$9,550,000	\$4,360,000
Market Value per SqFt	\$22.79	\$91.00	\$32.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05280-0008	3-05279-0043	3-05287-0001
Address	221 MC DONALD AVENUE	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	135	133
Year Built	1953	1982	1927
Gross SqFt	156,170	104,640	136,362
Estimated Gross Income	\$1,943,128	\$2,198,318	\$1,402,414
Gross Income per SqFt	\$12.44	\$21.01	\$10.28
Full Market Value	\$6,700,000	\$9,550,000	\$4,360,000
Market Value per SqFt	\$42.90	\$91.00	\$32.00
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05280-0047	3-05287-0001	3-05279-0043
Address	112 EAST 2 STREET	10 OCEAN PARKWAY	829 GREENWOOD AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	133	135
Year Built	1940	1927	1982
Gross SqFt	149,760	136,362	104,640
Estimated Gross Income	\$1,385,190	\$1,402,414	\$2,198,318
Gross Income per SqFt	\$9.25	\$10.28	\$21.01
Full Market Value	\$3,950,000	\$4,360,000	\$9,550,000
Market Value per SqFt	\$26.40	\$32.00	\$91.00
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05285-0040	3-05279-0043	3-05287-0001
Address	82 EAST 7 STREET	829 GREENWOOD AVENUE	10 OCEAN PARKWAY
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	135	133
Year Built	1939	1982	1927
Gross SqFt	86,420	104,640	136,362
Estimated Gross Income	\$966,676	\$2,198,318	\$1,402,414
Gross Income per SqFt	\$11.19	\$21.01	\$10.28
Full Market Value	\$3,000,000	\$9,550,000	\$4,360,000
Market Value per SqFt	\$34.70	\$91.00	\$32.00
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05286-0001	3-05287-0001	3-05279-0043
Address	30 OCEAN PARKWAY	10 OCEAN PARKWAY	829 GREENWOOD AVENUE
Neighborhood	WINDSOR TERRACE	WINDSOR TERRACE	WINDSOR TERRACE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	133	135
Year Built	1936	1927	1982
Gross SqFt	169,422	136,362	104,640
Estimated Gross Income	\$1,895,119	\$1,402,414	\$2,198,318
Gross Income per SqFt	\$11.19	\$10.28	\$21.01
Full Market Value	\$5,890,000	\$4,360,000	\$9,550,000
Market Value per SqFt	\$34.80	\$32.00	\$91.00
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05305-0051	3-05328-0037	3-05307-0045
Address	36 DAHILL ROAD	178 OCEAN PARKWAY	70 DAHILL ROAD
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	96	122
Year Built	1950	1928	1934
Gross SqFt	79,000	94,050	149,450
Estimated Gross Income	\$669,099	\$979,810	\$980,243
Gross Income per SqFt	\$8.47	\$10.42	\$6.56
Full Market Value	\$1,730,000	\$3,040,000	\$2,290,000
Market Value per SqFt	\$21.90	\$32.00	\$15.32
Distance from Cooperative in miles		0.40	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05307-0070	3-05307-0045	3-05328-0037
Address	40 TEHAMA STREET	70 DAHILL ROAD	178 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	122	96
Year Built	1931	1934	1928
Gross SqFt	98,604	149,450	94,050
Estimated Gross Income	\$1,100,933	\$980,243	\$979,810
Gross Income per SqFt	\$11.17	\$6.56	\$10.42
Full Market Value	\$3,420,000	\$2,290,000	\$3,040,000
Market Value per SqFt	\$34.70	\$15.00	\$32.30
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05319-0024	3-05328-0037	3-05307-0045
Address	100 OCEAN PARKWAY	178 OCEAN PARKWAY	70 DAHILL ROAD
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	96	122
Year Built	1953	1928	1934
Gross SqFt	138,600	94,050	149,450
Estimated Gross Income	\$1,724,516	\$979,810	\$980,243
Gross Income per SqFt	\$12.44	\$10.42	\$6.56
Full Market Value	\$5,950,000	\$3,040,000	\$2,290,000
Market Value per SqFt	\$42.90	\$32.00	\$15.32
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05320-0001	3-05307-0045	3-05328-0037
Address	71 OCEAN PARKWAY	70 DAHILL ROAD	178 OCEAN PARKWAY
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	122	96
Year Built	1936	1934	1928
Gross SqFt	89,026	149,450	94,050
Estimated Gross Income	\$578,897	\$980,243	\$979,810
Gross Income per SqFt	\$6.50	\$6.56	\$10.42
Full Market Value	\$1,360,000	\$2,290,000	\$3,040,000
Market Value per SqFt	\$15.28	\$15.00	\$32.30
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05320-0046	3-05324-0001	3-05325-0065
Address	81 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	268	48
Year Built	1938	1960	1937
Gross SqFt	92,805	245,202	49,800
Estimated Gross Income	\$503,479	\$3,372,929	\$333,089
Gross Income per SqFt	\$5.43	\$13.76	\$6.69
Full Market Value	\$1,180,000	\$12,300,000	\$780,000
Market Value per SqFt	\$12.71	\$50.00	\$15.66
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05321-0010	3-05324-0001	3-05325-0065
Address	625 CATON AVENUE	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	268	48
Year Built	1936	1960	1937
Gross SqFt	54,000	245,202	49,800
Estimated Gross Income	\$383,222	\$3,372,929	\$333,089
Gross Income per SqFt	\$7.10	\$13.76	\$6.69
Full Market Value	\$897,000	\$12,300,000	\$780,000
Market Value per SqFt	\$16.61	\$50.00	\$15.66
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0010	3-05324-0001	3-05325-0065
Address	110 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	268	48
Year Built	1953	1960	1937
Gross SqFt	72,000	245,202	49,800
Estimated Gross Income	\$895,852	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.44	\$13.76	\$6.69
Full Market Value	\$3,090,000	\$12,300,000	\$780,000
Market Value per SqFt	\$42.90	\$50.00	\$15.66
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0032	3-05324-0001	3-05325-0065
Address	160 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	268	48
Year Built	1956	1960	1937
Gross SqFt	58,200	245,202	49,800
Estimated Gross Income	\$724,147	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.44	\$13.76	\$6.69
Full Market Value	\$2,500,000	\$12,300,000	\$780,000
Market Value per SqFt	\$43.00	\$50.00	\$15.66
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05328-0051	3-05324-0001	3-05325-0065
Address	283 EAST 5 STREET	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	268	48
Year Built	1935	1960	1937
Gross SqFt	28,200	245,202	49,800
Estimated Gross Income	\$314,858	\$3,372,929	\$333,089
Gross Income per SqFt	\$11.17	\$13.76	\$6.69
Full Market Value	\$978,000	\$12,300,000	\$780,000
Market Value per SqFt	\$34.70	\$50.00	\$15.66
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05329-0062	3-05324-0001	3-05325-0065
Address	179 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	268	48
Year Built	1923	1960	1937
Gross SqFt	38,800	245,202	49,800
Estimated Gross Income	\$361,530	\$3,372,929	\$333,089
Gross Income per SqFt	\$9.32	\$13.76	\$6.69
Full Market Value	\$1,030,000	\$12,300,000	\$780,000
Market Value per SqFt	\$26.50	\$50.00	\$15.66
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05329-0072	3-05324-0001	3-05325-0065
Address	135 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	286	268	48
Year Built	1965	1960	1937
Gross SqFt	334,581	245,202	49,800
Estimated Gross Income	\$4,162,990	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.44	\$13.76	\$6.69
Full Market Value	\$14,400,000	\$12,300,000	\$780,000
Market Value per SqFt	\$43.00	\$50.00	\$15.66
Distance from Cooperative in miles		0.30	0.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05336-0082	3-05324-0001	3-05325-0065
Address	303 BEVERLY ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	268	48
Year Built	1956	1960	1937
Gross SqFt	191,476	245,202	49,800
Estimated Gross Income	\$1,303,626	\$3,372,929	\$333,089
Gross Income per SqFt	\$6.81	\$13.76	\$6.69
Full Market Value	\$3,050,000	\$12,300,000	\$780,000
Market Value per SqFt	\$15.93	\$50.00	\$15.66
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05337-0007	3-05324-0001	3-05325-0065
Address	414 ALBEMARLE ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	268	48
Year Built	1941	1960	1937
Gross SqFt	50,400	245,202	49,800
Estimated Gross Income	\$562,726	\$3,372,929	\$333,089
Gross Income per SqFt	\$11.17	\$13.76	\$6.69
Full Market Value	\$1,750,000	\$12,300,000	\$780,000
Market Value per SqFt	\$34.70	\$50.00	\$15.66
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05337-0076	3-05324-0001	3-05325-0065
Address	415 BEVERLY ROAD	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	268	48
Year Built	1963	1960	1937
Gross SqFt	110,000	245,202	49,800
Estimated Gross Income	\$1,368,664	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.44	\$13.76	\$6.69
Full Market Value	\$4,720,000	\$12,300,000	\$780,000
Market Value per SqFt	\$42.90	\$50.00	\$15.66
Distance from Cooperative in miles		0.25	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05338-0070	3-05324-0001	3-05325-0065
Address	230 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	268	48
Year Built	1926	1960	1937
Gross SqFt	49,518	245,202	49,800
Estimated Gross Income	\$595,032	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.02	\$13.76	\$6.69
Full Market Value	\$2,050,000	\$12,300,000	\$780,000
Market Value per SqFt	\$41.40	\$50.00	\$15.66
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05338-0075	3-05324-0001	3-05325-0065
Address	240 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	268	48
Year Built	1938	1960	1937
Gross SqFt	52,872	245,202	49,800
Estimated Gross Income	\$375,217	\$3,372,929	\$333,089
Gross Income per SqFt	\$7.10	\$13.76	\$6.69
Full Market Value	\$878,000	\$12,300,000	\$780,000
Market Value per SqFt	\$16.61	\$50.00	\$15.66
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05339-0001	3-05324-0001	3-05325-0065
Address	205 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	268	48
Year Built	1963	1960	1937
Gross SqFt	55,800	245,202	49,800
Estimated Gross Income	\$694,285	\$3,372,929	\$333,089
Gross Income per SqFt	\$12.44	\$13.76	\$6.69
Full Market Value	\$2,400,000	\$12,300,000	\$780,000
Market Value per SqFt	\$43.00	\$50.00	\$15.66
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05339-0061	3-05324-0001	3-05325-0065
Address	225 OCEAN PARKWAY	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	268	48
Year Built	1963	1960	1937
Gross SqFt	61,920	245,202	49,800
Estimated Gross Income	\$453,459	\$3,372,929	\$333,089
Gross Income per SqFt	\$7.32	\$13.76	\$6.69
Full Market Value	\$1,060,000	\$12,300,000	\$780,000
Market Value per SqFt	\$17.12	\$50.00	\$15.66
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05340-0015	3-05324-0001	3-05325-0065
Address	192 EAST 8 STREET	333 MC DONALD AVENUE	199 EAST 2 STREET
Neighborhood	KENSINGTON	KENSINGTON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	268	48
Year Built	1940	1960	1937
Gross SqFt	34,200	245,202	49,800
Estimated Gross Income	\$381,849	\$3,372,929	\$333,089
Gross Income per SqFt	\$11.17	\$13.76	\$6.69
Full Market Value	\$1,190,000	\$12,300,000	\$780,000
Market Value per SqFt	\$34.80	\$50.00	\$15.66
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05355-0001	3-05358-0071	3-05355-0012
Address	302 BEVERLY ROAD	305 OCEAN PARKWAY	392 EAST 4 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	88	60	28
Year Built	1961	1941	1928
Gross SqFt	80,604	62,400	22,176
Estimated Gross Income	\$1,002,906	\$646,896	\$338,694
Gross Income per SqFt	\$12.44	\$10.37	\$15.27
Full Market Value	\$3,460,000	\$2,010,000	\$1,340,000
Market Value per SqFt	\$42.90	\$32.00	\$60.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05356-0042	3-05362-0002	3-05360-0082
Address	403 AVENUE C	4219 15 AVENUE	285 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	72	12	16
Year Built	1915	1930	1930
Gross SqFt	59,600	12,800	11,000
Estimated Gross Income	\$665,445	\$134,476	\$102,000
Gross Income per SqFt	\$11.17	\$10.51	\$9.27
Full Market Value	\$2,070,000	\$418,000	\$291,000
Market Value per SqFt	\$34.70	\$33.00	\$26.50
Distance from Cooperative in miles		0.60	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0005	3-05360-0082	3-05362-0002
Address	260 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	77	16	12
Year Built	1930	1930	1930
Gross SqFt	86,946	11,000	12,800
Estimated Gross Income	\$617,029	\$102,000	\$134,476
Gross Income per SqFt	\$7.10	\$9.27	\$10.51
Full Market Value	\$1,440,000	\$291,000	\$418,000
Market Value per SqFt	\$16.56	\$27.00	\$32.70
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0017	3-05360-0082	3-05362-0002
Address	280 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	114	16	12
Year Built	1941	1930	1930
Gross SqFt	132,200	11,000	12,800
Estimated Gross Income	\$938,184	\$102,000	\$134,476
Gross Income per SqFt	\$7.10	\$9.27	\$10.51
Full Market Value	\$2,200,000	\$291,000	\$418,000
Market Value per SqFt	\$16.64	\$27.00	\$32.70
Distance from Cooperative in miles		0.20	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05357-0030	3-05360-0082	3-05362-0002
Address	300 OCEAN PARKWAY	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	94	16	12
Year Built	1941	1930	1930
Gross SqFt	106,500	11,000	12,800
Estimated Gross Income	\$755,799	\$102,000	\$134,476
Gross Income per SqFt	\$7.10	\$9.27	\$10.51
Full Market Value	\$1,770,000	\$291,000	\$418,000
Market Value per SqFt	\$16.62	\$27.00	\$32.70
Distance from Cooperative in miles		0.20	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05358-0063	3-05355-0012	3-05360-0082
Address	315 OCEAN PARKWAY	392 EAST 4 STREET	285 EAST 8 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	90	28	16
Year Built	1961	1928	1930
Gross SqFt	90,000	22,176	11,000
Estimated Gross Income	\$944,886	\$338,694	\$102,000
Gross Income per SqFt	\$10.50	\$15.27	\$9.27
Full Market Value	\$2,940,000	\$1,340,000	\$291,000
Market Value per SqFt	\$32.70	\$60.00	\$26.50
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05363-0061	3-05360-0082	3-05362-0002
Address	1529 42 STREET	285 EAST 8 STREET	4219 15 AVENUE
Neighborhood	BOROUGH PARK	OCEAN PARKWAY-NORTH	BOROUGH PARK
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	29	16	12
Year Built	1927	1930	1930
Gross SqFt	46,000	11,000	12,800
Estimated Gross Income	\$513,599	\$102,000	\$134,476
Gross Income per SqFt	\$11.17	\$9.27	\$10.51
Full Market Value	\$1,600,000	\$291,000	\$418,000
Market Value per SqFt	\$34.80	\$27.00	\$32.70
Distance from Cooperative in miles		0.75	0.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0010	3-06383-0006	3-05881-0038
Address	340 OCEAN PARKWAY	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-NORTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	69	69
Year Built	1962	1960	1960
Gross SqFt	73,026	54,210	50,400
Estimated Gross Income	\$1,066,179	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,890,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.90	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0017	3-06060-0032	3-05389-0067
Address	354 OCEAN PARKWAY	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	48	48
Year Built	1941	1935	1932
Gross SqFt	40,200	46,488	41,963
Estimated Gross Income	\$531,846	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$1,940,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		3.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0021	3-07235-0001	3-07179-0058
Address	370 OCEAN PARKWAY	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	240	135
Year Built	1961	1951	1957
Gross SqFt	111,861	194,880	112,320
Estimated Gross Income	\$1,598,493	\$2,826,236	\$1,581,612
Gross Income per SqFt	\$14.29	\$14.50	\$14.08
Full Market Value	\$5,830,000	\$9,750,000	\$5,770,000
Market Value per SqFt	\$52.00	\$50.00	\$51.00
Distance from Cooperative in miles		3.75	3.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-0030	3-06497-0038	3-06498-0055
Address	386 OCEAN PARKWAY	788 EAST 10 STREET	1001 AVENUE H
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	38	38
Year Built	1922	1926	1927
Gross SqFt	31,104	28,800	32,200
Estimated Gross Income	\$260,962	\$262,529	\$246,461
Gross Income per SqFt	\$8.39	\$9.12	\$7.65
Full Market Value	\$673,000	\$749,000	\$636,000
Market Value per SqFt	\$21.64	\$26.00	\$19.75
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05375-0049	3-06047-0031	3-06107-0029
Address	415 OCEAN PARKWAY	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	78	83
Year Built	1900	1927	1928
Gross SqFt	60,000	62,556	57,024
Estimated Gross Income	\$927,600	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,670,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		3.50	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05375-0058	3-06382-0006	3-05881-0038
Address	399 OCEAN PARKWAY	2225 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-NORTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	69	69
Year Built	1963	1960	1960
Gross SqFt	54,000	52,542	50,400
Estimated Gross Income	\$788,400	\$713,420	\$763,379
Gross Income per SqFt	\$14.60	\$13.58	\$15.15
Full Market Value	\$2,880,000	\$2,600,000	\$3,020,000
Market Value per SqFt	\$53.00	\$50.00	\$60.00
Distance from Cooperative in miles		2.95	3.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0058	3-07179-0058	3-07235-0001
Address	515 EAST 7 STREET	2375 EAST 3 STREET	2612 WEST STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	135	240
Year Built	1961	1957	1951
Gross SqFt	114,780	112,320	194,880
Estimated Gross Income	\$1,640,206	\$1,581,612	\$2,826,236
Gross Income per SqFt	\$14.29	\$14.08	\$14.50
Full Market Value	\$5,990,000	\$5,770,000	\$9,750,000
Market Value per SqFt	\$52.00	\$51.00	\$50.00
Distance from Cooperative in miles		3.30	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0068	3-07212-0104	
Address	495 EAST 7 STREET	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	85	120	
Year Built	1962	1951	
Gross SqFt	84,000	97,440	
Estimated Gross Income	\$1,349,880	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,340,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.65	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05376-0076	3-07212-0104	
Address	465 EAST 7 STREET	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	125	120	
Year Built	1963	1951	
Gross SqFt	102,550	97,440	
Estimated Gross Income	\$1,647,978	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$6,520,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.65	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05377-0043	3-06026-0001	3-06069-0013
Address	811 CORTELYOU ROAD	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	112	139
Year Built	1941	1926	1927
Gross SqFt	96,000	81,000	96,952
Estimated Gross Income	\$1,447,680	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,730,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		3.15	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05380-0001	3-06060-0032	3-05389-0067
Address	4217 16 AVENUE	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BOROUGH PARK	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	48
Year Built	1931	1935	1932
Gross SqFt	47,820	46,488	41,963
Estimated Gross Income	\$632,658	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,310,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		3.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0010	3-06026-0001	3-06069-0013
Address	430 OCEAN PARKWAY	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	112	139
Year Built	1941	1926	1927
Gross SqFt	88,277	81,000	96,952
Estimated Gross Income	\$1,331,217	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,270,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		2.95	3.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0041	3-07128-0005	3-07198-0006
Address	488 OCEAN PARKWAY	380 AVENUE U	410 AVENUE X
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	60	45
Year Built	1958	1962	1957
Gross SqFt	43,116	54,100	43,974
Estimated Gross Income	\$528,171	\$561,747	\$539,681
Gross Income per SqFt	\$12.25	\$10.38	\$12.27
Full Market Value	\$1,820,000	\$1,750,000	\$1,860,000
Market Value per SqFt	\$42.20	\$32.00	\$42.30
Distance from Cooperative in miles		2.85	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05389-0046	3-06498-0055	3-05390-0053
Address	490 OCEAN PARKWAY	1001 AVENUE H	493 OCEAN PARKWAY
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	38	31
Year Built	1931	1927	1919
Gross SqFt	37,400	32,200	37,400
Estimated Gross Income	\$313,786	\$246,461	\$294,884
Gross Income per SqFt	\$8.39	\$7.65	\$7.88
Full Market Value	\$810,000	\$636,000	\$761,000
Market Value per SqFt	\$21.66	\$20.00	\$20.35
Distance from Cooperative in miles		0.55	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05390-0084	3-06110-0052	
Address	435 OCEAN PARKWAY	9330 FT HAMILTON PARKWAY	
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	60	48	
Year Built	1942	1955	
Gross SqFt	65,400	32,400	
Estimated Gross Income	\$979,692	\$580,321	
Gross Income per SqFt	\$14.98	\$17.91	
Full Market Value	\$3,580,000	\$2,300,000	
Market Value per SqFt	\$55.00	\$71.00	
Distance from Cooperative in miles		3.30	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05391-0061	3-07234-0100	3-07212-0104
Address	599 EAST 7 STREET	2611 WEST 2 STREET	557 AVENUE Z
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	120	120
Year Built	1961	1949	1951
Gross SqFt	104,100	97,440	97,440
Estimated Gross Income	\$1,672,887	\$1,413,116	\$2,177,644
Gross Income per SqFt	\$16.07	\$14.50	\$22.35
Full Market Value	\$6,620,000	\$4,880,000	\$9,460,000
Market Value per SqFt	\$64.00	\$50.00	\$97.00
Distance from Cooperative in miles		3.65	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05392-0001	3-07212-0104	
Address	800 CORTELYOU ROAD	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	93	120	
Year Built	1960	1951	
Gross SqFt	80,604	97,440	
Estimated Gross Income	\$1,295,306	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,130,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05392-0042	3-05421-0035	3-05422-0050
Address	478 EAST 9 STREET	312 WEBSTER AVENUE	49 PARKVILLE AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	38	37
Year Built	1916	1930	1931
Gross SqFt	21,964	25,500	28,000
Estimated Gross Income	\$270,376	\$325,879	\$331,380
Gross Income per SqFt	\$12.31	\$12.78	\$11.84
Full Market Value	\$933,000	\$1,120,000	\$1,140,000
Market Value per SqFt	\$42.50	\$44.00	\$40.70
Distance from Cooperative in miles		0.35	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0007	3-06060-0032	3-05389-0067
Address	510 OCEAN PARKWAY	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	48	48
Year Built	1931	1935	1932
Gross SqFt	30,850	46,488	41,963
Estimated Gross Income	\$408,145	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$1,490,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		3.40	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0021	3-07179-0058	3-07235-0001
Address	540 OCEAN PARKWAY	2375 EAST 3 STREET	2612 WEST STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	135	240
Year Built	1962	1957	1951
Gross SqFt	130,496	112,320	194,880
Estimated Gross Income	\$1,864,787	\$1,581,612	\$2,826,236
Gross Income per SqFt	\$14.29	\$14.08	\$14.50
Full Market Value	\$6,810,000	\$5,770,000	\$9,750,000
Market Value per SqFt	\$52.00	\$51.00	\$50.00
Distance from Cooperative in miles		3.00	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05399-0041	3-05417-0045	3-06085-0001
Address	570 OCEAN PARKWAY	303 WEBSTER AVENUE	9115 RIDGE BOULEVARD
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	41	48
Year Built	1931	1930	1929
Gross SqFt	39,600	37,226	37,200
Estimated Gross Income	\$444,708	\$396,000	\$464,773
Gross Income per SqFt	\$11.23	\$10.64	\$12.49
Full Market Value	\$1,380,000	\$1,230,000	\$1,600,000
Market Value per SqFt	\$34.80	\$33.00	\$43.00
Distance from Cooperative in miles		0.20	3.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05400-0091	3-05881-0038	3-06894-0027
Address	525 OCEAN PARKWAY	15 MACKAY PLACE	8797 25 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	69	69
Year Built	1963	1960	1962
Gross SqFt	62,226	50,400	58,535
Estimated Gross Income	\$902,899	\$763,379	\$812,051
Gross Income per SqFt	\$14.51	\$15.15	\$13.87
Full Market Value	\$3,300,000	\$3,020,000	\$2,960,000
Market Value per SqFt	\$53.00	\$60.00	\$51.00
Distance from Cooperative in miles		3.35	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05417-0015	3-06060-0032	3-05389-0067
Address	3845 18 AVENUE	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	48	48
Year Built	1930	1935	1932
Gross SqFt	45,738	46,488	41,963
Estimated Gross Income	\$605,113	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,210,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		3.50	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05417-0058	3-05881-0038	3-06894-0027
Address	275 WEBSTER AVENUE	15 MACKAY PLACE	8797 25 AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	69	69
Year Built	1964	1960	1962
Gross SqFt	73,584	50,400	58,535
Estimated Gross Income	\$1,067,703	\$763,379	\$812,051
Gross Income per SqFt	\$14.51	\$15.15	\$13.87
Full Market Value	\$3,900,000	\$3,020,000	\$2,960,000
Market Value per SqFt	\$53.00	\$60.00	\$51.00
Distance from Cooperative in miles		3.40	2.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05418-0049	3-07179-0058	3-08665-0547
Address	345 WEBSTER AVENUE	2375 EAST 3 STREET	2911 BRIGHTON 5 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	135	106
Year Built	1959	1957	1963
Gross SqFt	158,230	112,320	100,300
Estimated Gross Income	\$2,044,331	\$1,581,612	\$1,241,286
Gross Income per SqFt	\$12.92	\$14.08	\$12.38
Full Market Value	\$7,460,000	\$5,770,000	\$4,280,000
Market Value per SqFt	\$47.10	\$51.00	\$42.70
Distance from Cooperative in miles		2.95	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05424-0001	3-07212-0104	
Address	715 OCEAN PARKWAY	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	90	120	
Year Built	1954	1951	
Gross SqFt	93,000	97,440	
Estimated Gross Income	\$1,494,510	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,920,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.10	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05440-0010	3-05670-0047	3-05024-0063
Address	2 WEBSTER AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1931	1916	1931
Gross SqFt	34,580	22,500	7,596
Estimated Gross Income	\$327,325	\$382,764	\$135,817
Gross Income per SqFt	\$9.47	\$17.01	\$17.88
Full Market Value	\$766,000	\$1,520,000	\$538,000
Market Value per SqFt	\$22.15	\$68.00	\$71.00
Distance from Cooperative in miles		0.85	2.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05440-0015	3-05670-0047	3-05024-0063
Address	22 WEBSTER AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1955	1916	1931
Gross SqFt	76,840	22,500	7,596
Estimated Gross Income	\$749,165	\$382,764	\$135,817
Gross Income per SqFt	\$9.75	\$17.01	\$17.88
Full Market Value	\$2,140,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.90	\$68.00	\$71.00
Distance from Cooperative in miles		0.85	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05453-0018	3-05670-0047	3-05024-0063
Address	1528 49 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	64	11	16
Year Built	1939	1916	1931
Gross SqFt	70,800	22,500	7,596
Estimated Gross Income	\$694,745	\$382,764	\$135,817
Gross Income per SqFt	\$9.81	\$17.01	\$17.88
Full Market Value	\$1,980,000	\$1,520,000	\$538,000
Market Value per SqFt	\$28.00	\$68.00	\$71.00
Distance from Cooperative in miles		0.35	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05454-0045	3-05670-0047	3-05024-0063
Address	4910 17 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	55	11	16
Year Built	1931	1916	1931
Gross SqFt	66,000	22,500	7,596
Estimated Gross Income	\$643,310	\$382,764	\$135,817
Gross Income per SqFt	\$9.75	\$17.01	\$17.88
Full Market Value	\$1,830,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.70	\$68.00	\$71.00
Distance from Cooperative in miles		0.50	2.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-1014	3-05670-0047	3-05024-0063
Address	1176 OCEAN PARKWAY	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	120	11	16
Year Built	1952	1916	1931
Gross SqFt	92,250	22,500	7,596
Estimated Gross Income	\$1,007,065	\$382,764	\$135,817
Gross Income per SqFt	\$10.92	\$17.01	\$17.88
Full Market Value	\$3,130,000	\$1,520,000	\$538,000
Market Value per SqFt	\$33.90	\$68.00	\$71.00
Distance from Cooperative in miles		1.30	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-1018	3-05670-0047	3-05024-0063
Address	1170 OCEAN PARKWAY	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	155	11	16
Year Built	1965	1916	1931
Gross SqFt	226,980	22,500	7,596
Estimated Gross Income	\$2,477,885	\$382,764	\$135,817
Gross Income per SqFt	\$10.92	\$17.01	\$17.88
Full Market Value	\$7,700,000	\$1,520,000	\$538,000
Market Value per SqFt	\$33.90	\$68.00	\$71.00
Distance from Cooperative in miles		1.30	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05496-0004	3-05670-0047	3-05024-0063
Address	5715 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	60	11	16
Year Built	1939	1916	1931
Gross SqFt	61,800	22,500	7,596
Estimated Gross Income	\$795,290	\$382,764	\$135,817
Gross Income per SqFt	\$12.87	\$17.01	\$17.88
Full Market Value	\$2,900,000	\$1,520,000	\$538,000
Market Value per SqFt	\$46.90	\$68.00	\$71.00
Distance from Cooperative in miles		0.35	2.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0050	3-05670-0047	3-05024-0063
Address	1967 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$195,060	\$382,764	\$135,817
Gross Income per SqFt	\$10.31	\$17.01	\$17.88
Full Market Value	\$606,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.00	\$68.00	\$71.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0053	3-05670-0047	3-05024-0063
Address	1961 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$195,065	\$382,764	\$135,817
Gross Income per SqFt	\$10.31	\$17.01	\$17.88
Full Market Value	\$606,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.00	\$68.00	\$71.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0056	3-05670-0047	3-05024-0063
Address	1953 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$195,065	\$382,764	\$135,817
Gross Income per SqFt	\$10.31	\$17.01	\$17.88
Full Market Value	\$606,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.00	\$68.00	\$71.00
Distance from Cooperative in miles		1.05	3.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0059	3-05670-0047	3-05024-0063
Address	1947 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$195,065	\$382,764	\$135,817
Gross Income per SqFt	\$10.31	\$17.01	\$17.88
Full Market Value	\$606,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.00	\$68.00	\$71.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05548-0062	3-05670-0047	3-05024-0063
Address	1941 65 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	21	11	16
Year Built	1931	1916	1931
Gross SqFt	18,920	22,500	7,596
Estimated Gross Income	\$195,065	\$382,764	\$135,817
Gross Income per SqFt	\$10.31	\$17.01	\$17.88
Full Market Value	\$606,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.00	\$68.00	\$71.00
Distance from Cooperative in miles		1.05	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05597-0058	3-05670-0047	3-05024-0063
Address	1163 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1926	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$169,455	\$382,764	\$135,817
Gross Income per SqFt	\$9.52	\$17.01	\$17.88
Full Market Value	\$483,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.10	\$68.00	\$71.00
Distance from Cooperative in miles		0.60	2.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05597-0061	3-05670-0047	3-05024-0063
Address	1157 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1926	1916	1931
Gross SqFt	17,800	22,500	7,596
Estimated Gross Income	\$169,455	\$382,764	\$135,817
Gross Income per SqFt	\$9.52	\$17.01	\$17.88
Full Market Value	\$483,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.10	\$68.00	\$71.00
Distance from Cooperative in miles		0.60	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05601-0001	3-05670-0047	3-05024-0063
Address	4313 9 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1923	1916	1931
Gross SqFt	32,000	22,500	7,596
Estimated Gross Income	\$418,590	\$382,764	\$135,817
Gross Income per SqFt	\$13.08	\$17.01	\$17.88
Full Market Value	\$1,530,000	\$1,520,000	\$538,000
Market Value per SqFt	\$47.80	\$68.00	\$71.00
Distance from Cooperative in miles		0.75	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05606-0017	3-05670-0047	3-05024-0063
Address	1430 43 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	11	16
Year Built	1914	1916	1931
Gross SqFt	35,600	22,500	7,596
Estimated Gross Income	\$439,675	\$382,764	\$135,817
Gross Income per SqFt	\$12.35	\$17.01	\$17.88
Full Market Value	\$1,520,000	\$1,520,000	\$538,000
Market Value per SqFt	\$42.70	\$68.00	\$71.00
Distance from Cooperative in miles		0.50	2.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05611-0044	3-05670-0047	3-05024-0063
Address	4418 14 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	13	11	16
Year Built	1915	1916	1931
Gross SqFt	24,300	22,500	7,596
Estimated Gross Income	\$267,810	\$382,764	\$135,817
Gross Income per SqFt	\$11.02	\$17.01	\$17.88
Full Market Value	\$832,000	\$1,520,000	\$538,000
Market Value per SqFt	\$34.20	\$68.00	\$71.00
Distance from Cooperative in miles		0.45	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05623-0038	3-05670-0047	3-05024-0063
Address	4600 14 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	43	11	16
Year Built	1929	1916	1931
Gross SqFt	51,840	22,500	7,596
Estimated Gross Income	\$544,630	\$382,764	\$135,817
Gross Income per SqFt	\$10.51	\$17.01	\$17.88
Full Market Value	\$1,690,000	\$1,520,000	\$538,000
Market Value per SqFt	\$32.60	\$68.00	\$71.00
Distance from Cooperative in miles		0.35	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05633-0068	3-05670-0047	3-05024-0063
Address	4802 12 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	30	11	16
Year Built	1924	1916	1931
Gross SqFt	39,400	22,500	7,596
Estimated Gross Income	\$431,800	\$382,764	\$135,817
Gross Income per SqFt	\$10.96	\$17.01	\$17.88
Full Market Value	\$1,340,000	\$1,520,000	\$538,000
Market Value per SqFt	\$34.00	\$68.00	\$71.00
Distance from Cooperative in miles		0.35	2.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05657-0035	3-05670-0047	3-05024-0063
Address	5100 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	100	11	16
Year Built	1931	1916	1931
Gross SqFt	118,800	22,500	7,596
Estimated Gross Income	\$1,292,740	\$382,764	\$135,817
Gross Income per SqFt	\$10.88	\$17.01	\$17.88
Full Market Value	\$4,020,000	\$1,520,000	\$538,000
Market Value per SqFt	\$33.80	\$68.00	\$71.00
Distance from Cooperative in miles		0.20	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05678-0022	3-05670-0047	3-05024-0063
Address	1440 54 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	59	11	16
Year Built	1938	1916	1931
Gross SqFt	63,900	22,500	7,596
Estimated Gross Income	\$619,400	\$382,764	\$135,817
Gross Income per SqFt	\$9.69	\$17.01	\$17.88
Full Market Value	\$1,770,000	\$1,520,000	\$538,000
Market Value per SqFt	\$27.70	\$68.00	\$71.00
Distance from Cooperative in miles		0.15	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05692-0040	3-05670-0047	3-05024-0063
Address	5624 15 AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	54	11	16
Year Built	1939	1916	1931
Gross SqFt	59,040	22,500	7,596
Estimated Gross Income	\$584,625	\$382,764	\$135,817
Gross Income per SqFt	\$9.90	\$17.01	\$17.88
Full Market Value	\$1,670,000	\$1,520,000	\$538,000
Market Value per SqFt	\$28.30	\$68.00	\$71.00
Distance from Cooperative in miles		0.20	2.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05708-0017	3-05670-0047	3-05024-0063
Address	946 59 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1930	1916	1931
Gross SqFt	16,704	22,500	7,596
Estimated Gross Income	\$184,740	\$382,764	\$135,817
Gross Income per SqFt	\$11.06	\$17.01	\$17.88
Full Market Value	\$574,000	\$1,520,000	\$538,000
Market Value per SqFt	\$34.40	\$68.00	\$71.00
Distance from Cooperative in miles		0.65	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05770-0036	3-06683-0052	3-08470-1018
Address	880 68 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	69	35	98
Year Built	1963	1931	2000
Gross SqFt	52,560	25,075	107,569
Estimated Gross Income	\$574,485	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.93	\$13.20	\$44.00
Full Market Value	\$1,780,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.90	\$31.00	\$221.00
Distance from Cooperative in miles		3.15	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05770-0045	3-06683-0052	3-08470-1018
Address	877 BAY RIDGE AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	35	98
Year Built	1963	1931	2000
Gross SqFt	54,600	25,075	107,569
Estimated Gross Income	\$624,490	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.44	\$13.20	\$44.00
Full Market Value	\$2,150,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.40	\$31.00	\$221.00
Distance from Cooperative in miles		3.15	5.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05772-0021	3-06683-0052	3-08470-1018
Address	1046 68 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	DYKER HEIGHTS	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	35	98
Year Built	1987	1931	2000
Gross SqFt	8,505	25,075	107,569
Estimated Gross Income	\$128,080	\$330,990	\$4,738,227
Gross Income per SqFt	\$15.06	\$13.20	\$44.00
Full Market Value	\$507,000	\$775,000	\$23,800,000
Market Value per SqFt	\$60.00	\$31.00	\$221.00
Distance from Cooperative in miles		2.85	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05791-0013	3-00922-0002	3-00681-0052
Address	414 61 STREET	4121 7 AVENUE	215 33 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	16	24
Year Built	1912	1915	1917
Gross SqFt	16,340	13,248	13,400
Estimated Gross Income	\$250,819	\$199,585	\$216,822
Gross Income per SqFt	\$15.35	\$15.07	\$16.18
Full Market Value	\$587,000	\$790,000	\$858,000
Market Value per SqFt	\$35.90	\$60.00	\$64.00
Distance from Cooperative in miles		1.10	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05825-0001	3-06469-0001	3-06489-0001
Address	260 65 STREET	2064 CROSEY AVENUE	1483 SHORE PARKWAY
Neighborhood	BAY RIDGE	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	420	420	462
Year Built	1971	1948	1949
Gross SqFt	398,660	316,900	349,060
Estimated Gross Income	\$5,940,034	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$13,900,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$34.90	\$51.00	\$51.00
Distance from Cooperative in miles		3.05	3.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05826-0001	3-06469-0001	3-06489-0001
Address	350 65 STREET	2064 CROSEY AVENUE	1483 SHORE PARKWAY
Neighborhood	BAY RIDGE	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	391	420	462
Year Built	1971	1948	1949
Gross SqFt	360,080	316,900	349,060
Estimated Gross Income	\$5,365,192	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$12,600,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$35.00	\$51.00	\$51.00
Distance from Cooperative in miles		2.95	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05838-0006	3-06383-0006	3-05881-0038
Address	6665 COLONIAL ROAD	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	69	69
Year Built	1954	1960	1960
Gross SqFt	63,113	54,210	50,400
Estimated Gross Income	\$921,449	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,360,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		3.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05848-0040	3-06060-0032	3-05389-0067
Address	6702 RIDGE BOULEVARD	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	48	48
Year Built	1936	1935	1932
Gross SqFt	42,722	46,488	41,963
Estimated Gross Income	\$565,212	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,060,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.20	\$52.00	\$41.70
Distance from Cooperative in miles		1.15	2.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05851-0033	3-05892-0041	3-06115-0151
Address	464 67 STREET	474 OVINGTON AVENUE	125 95 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	14
Year Built	1988	2000	2002
Gross SqFt	7,920	18,360	16,500
Estimated Gross Income	\$117,928	\$292,978	\$227,898
Gross Income per SqFt	\$14.89	\$15.96	\$13.81
Full Market Value	\$430,000	\$1,160,000	\$832,000
Market Value per SqFt	\$54.00	\$63.00	\$50.00
Distance from Cooperative in miles		0.25	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05853-0001	3-06034-0001	3-06069-0013
Address	6735 RIDGE BOULEVARD	8517 3 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	108	49	139
Year Built	1928	1927	1927
Gross SqFt	120,594	46,000	96,952
Estimated Gross Income	\$1,818,557	\$456,986	\$1,562,848
Gross Income per SqFt	\$15.08	\$9.93	\$16.12
Full Market Value	\$7,200,000	\$1,300,000	\$6,190,000
Market Value per SqFt	\$60.00	\$28.00	\$64.00
Distance from Cooperative in miles		0.95	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05858-0030	3-06060-0032	3-05389-0067
Address	760 67 STREET	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	48
Year Built	1938	1935	1932
Gross SqFt	45,900	46,488	41,963
Estimated Gross Income	\$607,257	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,220,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.40	\$52.00	\$41.70
Distance from Cooperative in miles		1.25	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05859-0015	3-07179-0058	3-08665-0547
Address	6801 SHORE ROAD	2375 EAST 3 STREET	2911 BRIGHTON 5 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	135	106
Year Built	1952	1957	1963
Gross SqFt	161,232	112,320	100,300
Estimated Gross Income	\$2,083,117	\$1,581,612	\$1,241,286
Gross Income per SqFt	\$12.92	\$14.08	\$12.38
Full Market Value	\$7,600,000	\$5,770,000	\$4,280,000
Market Value per SqFt	\$47.10	\$51.00	\$42.70
Distance from Cooperative in miles		4.85	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05861-0003	3-05396-0048	3-06565-0044
Address	6817 COLONIAL ROAD	209 AVENUE F	223 AVENUE N
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	19	16	20
Year Built	1930	1915	1927
Gross SqFt	19,937	17,600	14,600
Estimated Gross Income	\$333,944	\$223,518	\$161,874
Gross Income per SqFt	\$16.75	\$12.70	\$11.09
Full Market Value	\$1,320,000	\$771,000	\$503,000
Market Value per SqFt	\$66.00	\$44.00	\$34.50
Distance from Cooperative in miles		2.80	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05861-0043	3-06042-0036	3-06019-0041
Address	6802 RIDGE BOULEVARD	8612 RIDGE BOULEVARD	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	60	39
Year Built	1924	1926	1925
Gross SqFt	69,600	60,500	31,080
Estimated Gross Income	\$744,024	\$645,125	\$352,008
Gross Income per SqFt	\$10.69	\$10.66	\$11.33
Full Market Value	\$2,310,000	\$2,000,000	\$1,090,000
Market Value per SqFt	\$33.20	\$33.00	\$35.10
Distance from Cooperative in miles		0.95	1.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05869-0005	3-07128-0005	3-07198-0006
Address	6901 NARROWS AVENUE	380 AVENUE U	410 AVENUE X
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	60	45
Year Built	1963	1962	1957
Gross SqFt	35,040	54,100	43,974
Estimated Gross Income	\$458,323	\$561,747	\$539,681
Gross Income per SqFt	\$13.08	\$10.38	\$12.27
Full Market Value	\$1,670,000	\$1,750,000	\$1,860,000
Market Value per SqFt	\$47.70	\$32.00	\$42.30
Distance from Cooperative in miles		4.35	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05872-0057	3-06383-0006	3-05881-0038
Address	359 OVINGTON AVENUE	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	69	69
Year Built	1953	1960	1960
Gross SqFt	65,952	54,210	50,400
Estimated Gross Income	\$962,899	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,510,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.95	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05885-0103	3-06026-0001	3-06069-0013
Address	7002 RIDGE BOULEVARD	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	112	139
Year Built	1931	1926	1927
Gross SqFt	87,174	81,000	96,952
Estimated Gross Income	\$1,314,583	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,200,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.85	1.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05887-0001	3-06026-0001	3-06069-0013
Address	7119 SHORE ROAD	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	112	139
Year Built	1931	1926	1927
Gross SqFt	82,200	81,000	96,952
Estimated Gross Income	\$1,239,576	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$4,910,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		1.00	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05887-0006	3-06047-0031	3-06107-0029
Address	7101 SHORE ROAD	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	78	83
Year Built	1931	1927	1928
Gross SqFt	72,312	62,556	57,024
Estimated Gross Income	\$1,117,943	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,420,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.85	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0003	3-07011-0011	
Address	7101 COLONIAL ROAD	2828 WEST 28 STREET	
Neighborhood	BAY RIDGE	CONEY ISLAND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	119	122	
Year Built	1928	1972	
Gross SqFt	142,396	102,000	
Estimated Gross Income	\$2,049,078	\$1,499,696	
Gross Income per SqFt	\$14.39	\$14.70	
Full Market Value	\$7,480,000	\$3,510,000	
Market Value per SqFt	\$53.00	\$34.00	
Distance from Cooperative in miles		4.45	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0014	3-07212-0104	
Address	138 71 STREET	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	120	
Year Built	1950	1951	
Gross SqFt	108,000	97,440	
Estimated Gross Income	\$1,735,560	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$6,870,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		4.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05889-0058	3-07212-0104	
Address	145 72 STREET	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	120	
Year Built	1950	1951	
Gross SqFt	108,000	97,440	
Estimated Gross Income	\$1,735,560	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$6,870,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		4.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05892-0035	3-06110-0052	3-08791-0224
Address	460 OVINGTON AVENUE	9330 FT HAMILTON PARKWAY	3685 NOSTRAND AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	48	50
Year Built	1950	1955	1966
Gross SqFt	32,130	32,400	35,520
Estimated Gross Income	\$481,307	\$580,321	\$454,007
Gross Income per SqFt	\$14.98	\$17.91	\$12.78
Full Market Value	\$1,760,000	\$2,300,000	\$1,570,000
Market Value per SqFt	\$55.00	\$71.00	\$44.20
Distance from Cooperative in miles		1.15	5.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05894-0001	3-06383-0006	
Address	602 OVINGTON AVENUE	2255 BENSON AVENUE	
Neighborhood	BAY RIDGE	GRAVESEND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	59	69	
Year Built	1950	1960	
Gross SqFt	54,432	54,210	
Estimated Gross Income	\$794,707	\$761,571	
Gross Income per SqFt	\$14.60	\$14.05	
Full Market Value	\$2,900,000	\$2,780,000	
Market Value per SqFt	\$53.00	\$51.00	
Distance from Cooperative in miles		2.50	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05904-0002	3-07179-0058	3-08665-0547
Address	7259 SHORE ROAD	2375 EAST 3 STREET	2911 BRIGHTON 5 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	135	106
Year Built	1955	1957	1963
Gross SqFt	152,604	112,320	100,300
Estimated Gross Income	\$2,195,971	\$1,581,612	\$1,241,286
Gross Income per SqFt	\$14.39	\$14.08	\$12.38
Full Market Value	\$8,020,000	\$5,770,000	\$4,280,000
Market Value per SqFt	\$53.00	\$51.00	\$42.70
Distance from Cooperative in miles		4.70	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05906-0018	3-06469-0001	3-06489-0001
Address	190 72 STREET	2064 CROSEY AVENUE	1483 SHORE PARKWAY
Neighborhood	BAY RIDGE	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	455	420	462
Year Built	1932	1948	1949
Gross SqFt	369,046	316,900	349,060
Estimated Gross Income	\$5,498,785	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$20,100,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$54.00	\$51.00	\$51.00
Distance from Cooperative in miles		2.90	2.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05909-0001	3-06026-0001	3-06069-0013
Address	7201 4 AVENUE	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	112	139
Year Built	1924	1926	1927
Gross SqFt	84,000	81,000	96,952
Estimated Gross Income	\$1,260,000	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.00	\$14.04	\$16.12
Full Market Value	\$4,600,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$55.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05916-0062	3-07212-0104	
Address	141 74 STREET	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	120	
Year Built	1957	1951	
Gross SqFt	88,920	97,440	
Estimated Gross Income	\$1,428,944	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,660,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		4.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05925-0053	3-07212-0104	
Address	7401 SHORE ROAD	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	73	120	
Year Built	1955	1951	
Gross SqFt	98,304	97,440	
Estimated Gross Income	\$1,579,745	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$6,250,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		4.65	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05928-0001	3-06383-0006	
Address	7423 RIDGE BOULEVARD	2255 BENSON AVENUE	
Neighborhood	BAY RIDGE	GRAVESEND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	52	69	
Year Built	1957	1960	
Gross SqFt	53,000	54,210	
Estimated Gross Income	\$773,800	\$761,571	
Gross Income per SqFt	\$14.60	\$14.05	
Full Market Value	\$2,820,000	\$2,780,000	
Market Value per SqFt	\$53.00	\$51.00	
Distance from Cooperative in miles		2.90	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05929-0058	3-06021-0046	
Address	345 BAY RIDGE PARKWAY	915 84 STREET	
Neighborhood	BAY RIDGE	DYKER HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	59	35	
Year Built	1929	1931	
Gross SqFt	35,280	26,000	
Estimated Gross Income	\$455,112	\$371,995	
Gross Income per SqFt	\$12.90	\$14.31	
Full Market Value	\$1,660,000	\$1,360,000	
Market Value per SqFt	\$47.10	\$52.00	
Distance from Cooperative in miles		0.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05930-0001	3-06047-0031	3-06107-0029
Address	7401 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	78	83
Year Built	1924	1927	1928
Gross SqFt	64,152	62,556	57,024
Estimated Gross Income	\$991,789	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,930,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.80	1.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05938-0015	3-06047-0031	3-06107-0029
Address	130 BAY RIDGE PARKWAY	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	78	83
Year Built	1936	1927	1928
Gross SqFt	60,144	62,556	57,024
Estimated Gross Income	\$929,826	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,680,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.65	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05938-0047	3-06383-0006	3-05881-0038
Address	7520 RIDGE BOULEVARD	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	69	69
Year Built	1956	1960	1960
Gross SqFt	53,550	54,210	50,400
Estimated Gross Income	\$781,830	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$2,850,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		3.00	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05939-0006	3-06047-0031	3-06107-0029
Address	7501 RIDGE BOULEVARD	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	78	83
Year Built	1927	1927	1928
Gross SqFt	78,000	62,556	57,024
Estimated Gross Income	\$1,205,880	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,770,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.65	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05941-0006	3-06107-0029	
Address	7501 4 AVENUE	364 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	58	83	
Year Built	1925	1928	
Gross SqFt	55,272	57,024	
Estimated Gross Income	\$854,505	\$847,820	
Gross Income per SqFt	\$15.46	\$14.87	
Full Market Value	\$3,380,000	\$3,090,000	
Market Value per SqFt	\$61.00	\$54.00	
Distance from Cooperative in miles		0.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05951-0001	3-06047-0031	3-06107-0029
Address	7609 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	78	83
Year Built	1927	1927	1928
Gross SqFt	63,522	62,556	57,024
Estimated Gross Income	\$982,050	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,890,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.70	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05959-0062	3-06047-0031	
Address	243 78 STREET	8708 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	60	78	
Year Built	1940	1927	
Gross SqFt	61,800	62,556	
Estimated Gross Income	\$955,428	\$1,171,266	
Gross Income per SqFt	\$15.46	\$18.72	
Full Market Value	\$3,780,000	\$4,640,000	
Market Value per SqFt	\$61.00	\$74.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05959-0073	3-06110-0052	3-08791-0224
Address	223 78 STREET	9330 FT HAMILTON PARKWAY	3685 NOSTRAND AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	48	50
Year Built	1900	1955	1966
Gross SqFt	27,468	32,400	35,520
Estimated Gross Income	\$411,470	\$580,321	\$454,007
Gross Income per SqFt	\$14.98	\$17.91	\$12.78
Full Market Value	\$1,500,000	\$2,300,000	\$1,570,000
Market Value per SqFt	\$55.00	\$71.00	\$44.20
Distance from Cooperative in miles		0.95	5.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05968-0056	3-06047-0031	3-06107-0029
Address	255 79 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	78	83
Year Built	1928	1927	1928
Gross SqFt	77,280	62,556	57,024
Estimated Gross Income	\$1,194,748	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,730,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05970-0001	3-06047-0031	3-06107-0029
Address	7825 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	78	83
Year Built	1924	1927	1928
Gross SqFt	74,000	62,556	57,024
Estimated Gross Income	\$1,144,040	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,530,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.65	0.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05972-0001	3-07179-0058	3-07011-0011
Address	601 79 STREET	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	135	122
Year Built	1940	1957	1972
Gross SqFt	132,000	112,320	102,000
Estimated Gross Income	\$1,899,480	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$6,930,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		3.60	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05979-0046	3-06047-0031	3-06107-0029
Address	7914 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	78	83
Year Built	1923	1927	1928
Gross SqFt	50,310	62,556	57,024
Estimated Gross Income	\$777,792	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,080,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.50	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05980-0001	3-06058-0001	3-06069-0004
Address	7925 4 AVENUE	8801 SHORE ROAD	8831 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	140	122
Year Built	1927	1936	1931
Gross SqFt	137,190	275,892	129,024
Estimated Gross Income	\$1,716,246	\$2,275,791	\$1,224,908
Gross Income per SqFt	\$12.51	\$8.25	\$9.49
Full Market Value	\$5,920,000	\$5,870,000	\$3,490,000
Market Value per SqFt	\$43.20	\$21.00	\$27.00
Distance from Cooperative in miles		0.85	0.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05988-0045	3-06047-0031	3-06107-0029
Address	8024 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	78	83
Year Built	1934	1927	1928
Gross SqFt	58,860	62,556	57,024
Estimated Gross Income	\$909,975	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,600,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.45	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05991-0005	3-05385-0056	3-06117-0040
Address	8015 6 AVENUE	755 MC DONALD AVENUE	367 96 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	24
Year Built	1924	1930	1926
Gross SqFt	9,920	9,096	16,000
Estimated Gross Income	\$136,400	\$150,000	\$236,094
Gross Income per SqFt	\$13.75	\$16.49	\$14.76
Full Market Value	\$498,000	\$594,000	\$862,000
Market Value per SqFt	\$50.00	\$65.00	\$54.00
Distance from Cooperative in miles		2.45	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05998-0001	3-06047-0031	3-06107-0029
Address	8105 4 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	78	83
Year Built	1954	1927	1928
Gross SqFt	50,381	62,556	57,024
Estimated Gross Income	\$778,890	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,080,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06000-0053	3-05417-0045	3-06085-0001
Address	680 81 STREET	303 WEBSTER AVENUE	9115 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	41	48
Year Built	1931	1930	1929
Gross SqFt	37,000	37,226	37,200
Estimated Gross Income	\$415,510	\$396,000	\$464,773
Gross Income per SqFt	\$11.23	\$10.64	\$12.49
Full Market Value	\$1,290,000	\$1,230,000	\$1,600,000
Market Value per SqFt	\$34.90	\$33.00	\$43.00
Distance from Cooperative in miles		2.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06016-0006	3-06047-0031	3-06107-0029
Address	8301 RIDGE BOULEVARD	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	78	83
Year Built	1963	1927	1928
Gross SqFt	51,960	62,556	57,024
Estimated Gross Income	\$803,301	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,180,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.25	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06027-0031	3-06047-0031	3-06107-0029
Address	580 84 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	78	83
Year Built	1954	1927	1928
Gross SqFt	59,000	62,556	57,024
Estimated Gross Income	\$912,140	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,610,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06036-0030	3-06107-0029	
Address	8502 FT HAMILTON PARKWAY	364 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	60	83	
Year Built	1934	1928	
Gross SqFt	59,100	57,024	
Estimated Gross Income	\$913,686	\$847,820	
Gross Income per SqFt	\$15.46	\$14.87	
Full Market Value	\$3,620,000	\$3,090,000	
Market Value per SqFt	\$61.00	\$54.00	
Distance from Cooperative in miles		0.45	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06040-0001	3-06060-0032	3-06129-0001
Address	8701 SHORE ROAD	8802 RIDGE BOULEVARD	9815 SHORE ROAD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	48	60
Year Built	1932	1935	1935
Gross SqFt	222,786	46,488	71,346
Estimated Gross Income	\$2,579,861	\$667,193	\$1,062,459
Gross Income per SqFt	\$11.58	\$14.35	\$14.89
Full Market Value	\$8,900,000	\$2,440,000	\$3,880,000
Market Value per SqFt	\$39.90	\$52.00	\$54.00
Distance from Cooperative in miles		0.25	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06044-0072	3-05882-0075	3-05886-0001
Address	315 87 STREET	49 MACKAY PLACE	205 71 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	16
Year Built	1927	1934	1912
Gross SqFt	14,500	14,094	10,800
Estimated Gross Income	\$242,875	\$232,695	\$183,709
Gross Income per SqFt	\$16.75	\$16.51	\$17.01
Full Market Value	\$961,000	\$921,000	\$727,000
Market Value per SqFt	\$66.00	\$65.00	\$67.00
Distance from Cooperative in miles		1.00	0.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06052-0039	3-06110-0052	3-08791-0224
Address	8638 FT HAMILTON PARKWAY	9330 FT HAMILTON PARKWAY	3685 NOSTRAND AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	48	50
Year Built	1959	1955	1966
Gross SqFt	36,468	32,400	35,520
Estimated Gross Income	\$546,290	\$580,321	\$454,007
Gross Income per SqFt	\$14.98	\$17.91	\$12.78
Full Market Value	\$1,990,000	\$2,300,000	\$1,570,000
Market Value per SqFt	\$55.00	\$71.00	\$44.20
Distance from Cooperative in miles		0.30	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06058-0012	3-06383-0006	3-05881-0038
Address	8901 SHORE ROAD	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	69	69
Year Built	1962	1960	1960
Gross SqFt	62,738	54,210	50,400
Estimated Gross Income	\$915,974	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,340,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		3.00	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06078-0031	3-06383-0006	3-05881-0038
Address	8901 NARROWS AVENUE	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	69	69
Year Built	1950	1960	1960
Gross SqFt	61,026	54,210	50,400
Estimated Gross Income	\$890,979	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,250,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.85	1.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06089-0044	3-06383-0006	3-05881-0038
Address	9040 FT HAMILTON PARKWAY	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	69	69
Year Built	1955	1960	1960
Gross SqFt	67,400	54,210	50,400
Estimated Gross Income	\$984,040	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,590,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.20	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06090-0005	3-06047-0031	3-06107-0029
Address	9031 FT HAMILTON PARKWAY	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	78	83
Year Built	1927	1927	1928
Gross SqFt	61,176	62,556	57,024
Estimated Gross Income	\$945,780	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,740,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0001	3-06469-0001	3-06489-0001
Address	9255 SHORE ROAD	2064 CROSEY AVENUE	1483 SHORE PARKWAY
Neighborhood	BAY RIDGE	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	235	420	462
Year Built	1951	1948	1949
Gross SqFt	230,198	316,900	349,060
Estimated Gross Income	\$3,429,950	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$12,500,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$54.00	\$51.00	\$51.00
Distance from Cooperative in miles		2.45	2.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0013	3-06468-0016	3-07234-0001
Address	9201 SHORE ROAD	1429 SHORE PARKWAY	2612 WEST 2 STREET
Neighborhood	BAY RIDGE	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	254	263	240
Year Built	1960	1960	1951
Gross SqFt	262,344	257,300	194,880
Estimated Gross Income	\$3,184,856	\$3,404,125	\$2,826,234
Gross Income per SqFt	\$12.14	\$13.23	\$14.50
Full Market Value	\$11,000,000	\$12,400,000	\$9,750,000
Market Value per SqFt	\$41.90	\$48.00	\$50.00
Distance from Cooperative in miles		2.30	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0047	3-06060-0032	3-05389-0067
Address	2 MARINE AVENUE	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	48	48
Year Built	1928	1935	1932
Gross SqFt	41,238	46,488	41,963
Estimated Gross Income	\$545,578	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$1,990,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		0.25	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-0051	3-07179-0058	3-07011-0011
Address	61 OLIVER STREET	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	135	122
Year Built	1954	1957	1972
Gross SqFt	120,000	112,320	102,000
Estimated Gross Income	\$1,726,800	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$6,300,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		4.25	3.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06100-0001	3-00416-0017	3-01170-0005
Address	9281 SHORE ROAD	419 DE GRAW STREET	36 PLAZA ST EAST
Neighborhood	BAY RIDGE	GOWANUS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	108	90	85
Year Built	1940	1931	1926
Gross SqFt	133,110	76,334	75,535
Estimated Gross Income	\$2,654,213	\$1,568,292	\$1,459,271
Gross Income per SqFt	\$19.94	\$20.55	\$19.32
Full Market Value	\$11,500,000	\$6,810,000	\$6,340,000
Market Value per SqFt	\$86.00	\$89.00	\$84.00
Distance from Cooperative in miles		5.00	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06100-0014	3-00265-0005	3-01932-0022
Address	26 OLIVER STREET	67 LIVINGSTON STREET	309 WASHINGTON AVENUE
Neighborhood	BAY RIDGE	BROOKLYN HEIGHTS	CLINTON HILL
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D2-ELEVATOR
Total Units	20	29	35
Year Built	1979	1987	1905
Gross SqFt	16,500	41,500	19,291
Estimated Gross Income	\$375,210	\$811,300	\$449,797
Gross Income per SqFt	\$22.74	\$19.55	\$23.32
Full Market Value	\$1,630,000	\$3,520,000	\$1,950,000
Market Value per SqFt	\$99.00	\$85.00	\$101.00
Distance from Cooperative in miles		5.60	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06103-0017	3-05882-0075	3-05886-0001
Address	338 92 STREET	49 MACKAY PLACE	205 71 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	23	16
Year Built	1943	1934	1912
Gross SqFt	12,350	14,094	10,800
Estimated Gross Income	\$206,862	\$232,695	\$183,709
Gross Income per SqFt	\$16.75	\$16.51	\$17.01
Full Market Value	\$819,000	\$921,000	\$727,000
Market Value per SqFt	\$66.00	\$65.00	\$67.00
Distance from Cooperative in miles		1.25	1.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06104-0001	3-00416-0017	3-01170-0005
Address	9323 SHORE ROAD	419 DE GRAW STREET	36 PLAZA ST EAST
Neighborhood	BAY RIDGE	GOWANUS	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	72	90	85
Year Built	1961	1931	1926
Gross SqFt	118,800	76,334	75,535
Estimated Gross Income	\$2,368,872	\$1,568,292	\$1,459,271
Gross Income per SqFt	\$19.94	\$20.55	\$19.32
Full Market Value	\$10,300,000	\$6,810,000	\$6,340,000
Market Value per SqFt	\$87.00	\$89.00	\$84.00
Distance from Cooperative in miles		5.10	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06104-0017	3-06060-0032	3-05389-0067
Address	20 93 STREET	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	48
Year Built	1935	1935	1932
Gross SqFt	40,320	46,488	41,963
Estimated Gross Income	\$533,433	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$1,950,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.40	\$52.00	\$41.70
Distance from Cooperative in miles		0.30	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0001	3-06026-0001	3-06069-0013
Address	9411 SHORE ROAD	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	112	139
Year Built	1960	1926	1927
Gross SqFt	100,380	81,000	96,952
Estimated Gross Income	\$1,513,730	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,990,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.70	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0014	3-05417-0045	3-06085-0001
Address	16 94 STREET	303 WEBSTER AVENUE	9115 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	41	48
Year Built	1934	1930	1929
Gross SqFt	33,600	37,226	37,200
Estimated Gross Income	\$377,328	\$396,000	\$464,773
Gross Income per SqFt	\$11.23	\$10.64	\$12.49
Full Market Value	\$1,170,000	\$1,230,000	\$1,600,000
Market Value per SqFt	\$34.80	\$33.00	\$43.00
Distance from Cooperative in miles		3.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06111-0040	3-06060-0032	3-05389-0067
Address	9430 RIDGE BOULEVARD	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	48	48
Year Built	1953	1935	1932
Gross SqFt	45,000	46,488	41,963
Estimated Gross Income	\$595,350	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,170,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.20	\$52.00	\$41.70
Distance from Cooperative in miles		0.35	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0001	3-06047-0031	3-06107-0029
Address	9437 SHORE ROAD	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	78	83
Year Built	1940	1927	1928
Gross SqFt	57,600	62,556	57,024
Estimated Gross Income	\$890,496	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,520,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.45	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0006	3-06383-0006	3-05881-0038
Address	9425 SHORE ROAD	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	69	69
Year Built	1953	1960	1960
Gross SqFt	70,458	54,210	50,400
Estimated Gross Income	\$1,028,686	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,750,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.65	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06115-0042	3-06026-0001	3-06069-0013
Address	145 95 STREET	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	112	139
Year Built	1931	1926	1927
Gross SqFt	88,212	81,000	96,952
Estimated Gross Income	\$1,330,236	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,270,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06120-0023	3-05417-0045	3-06085-0001
Address	150 95 STREET	303 WEBSTER AVENUE	9115 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	OCEAN PARKWAY-NORTH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	41	48
Year Built	1932	1930	1929
Gross SqFt	37,800	37,226	37,200
Estimated Gross Income	\$424,494	\$396,000	\$464,773
Gross Income per SqFt	\$11.23	\$10.64	\$12.49
Full Market Value	\$1,320,000	\$1,230,000	\$1,600,000
Market Value per SqFt	\$34.90	\$33.00	\$43.00
Distance from Cooperative in miles		3.65	0.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06121-0003	3-07212-0104	
Address	149 MARINE AVENUE	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	107	120	
Year Built	1962	1951	
Gross SqFt	88,530	97,440	
Estimated Gross Income	\$1,073,868	\$2,177,644	
Gross Income per SqFt	\$12.13	\$22.35	
Full Market Value	\$3,700,000	\$9,460,000	
Market Value per SqFt	\$41.80	\$97.00	
Distance from Cooperative in miles		3.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06122-0001	3-07179-0058	3-07011-0011
Address	302 96 STREET	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	135	122
Year Built	1951	1957	1972
Gross SqFt	120,846	112,320	102,000
Estimated Gross Income	\$1,738,973	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$6,350,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		3.80	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06122-0038	3-06383-0006	3-05881-0038
Address	9602 4 AVENUE	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BAY RIDGE	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	69	69
Year Built	1962	1960	1960
Gross SqFt	75,624	54,210	50,400
Estimated Gross Income	\$1,104,110	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$4,030,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		2.35	1.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06123-0049	3-06048-0005	3-06060-0032
Address	9524 FT HAMILTON PARKWAY	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	43	48
Year Built	1928	1926	1935
Gross SqFt	47,842	45,600	46,488
Estimated Gross Income	\$657,827	\$599,017	\$667,193
Gross Income per SqFt	\$13.75	\$13.14	\$14.35
Full Market Value	\$2,400,000	\$2,190,000	\$2,440,000
Market Value per SqFt	\$50.00	\$48.00	\$52.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06124-0001	3-06048-0005	3-06060-0032
Address	9615 SHORE ROAD	8701 RIDGE BOULEVARD	8802 RIDGE BOULEVARD
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	43	48
Year Built	1931	1926	1935
Gross SqFt	44,400	45,600	46,488
Estimated Gross Income	\$610,500	\$599,017	\$667,193
Gross Income per SqFt	\$13.75	\$13.14	\$14.35
Full Market Value	\$2,230,000	\$2,190,000	\$2,440,000
Market Value per SqFt	\$50.00	\$48.00	\$52.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06125-0001	3-06047-0031	3-06107-0029
Address	185 MARINE AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	78	83
Year Built	1927	1927	1928
Gross SqFt	52,140	62,556	57,024
Estimated Gross Income	\$806,084	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,190,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06126-0041	3-07212-0104	
Address	351 MARINE AVENUE	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	107	120	
Year Built	1931	1951	
Gross SqFt	112,829	97,440	
Estimated Gross Income	\$1,813,162	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$7,180,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.70	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06126-0052	3-06114-0053	3-06115-0037
Address	325 MARINE AVENUE	361 95 STREET	112 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	39	38
Year Built	1926	1926	1925
Gross SqFt	45,540	32,044	36,000
Estimated Gross Income	\$577,447	\$433,195	\$425,824
Gross Income per SqFt	\$12.68	\$13.52	\$11.83
Full Market Value	\$1,990,000	\$1,580,000	\$1,470,000
Market Value per SqFt	\$43.70	\$49.00	\$40.80
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06127-0011	3-07234-0001	3-07235-0001
Address	9707 4 AVENUE	2612 WEST 2 STREET	2612 WEST STREET
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	240	240
Year Built	1957	1951	1951
Gross SqFt	133,764	194,880	194,880
Estimated Gross Income	\$1,939,578	\$2,826,234	\$2,826,236
Gross Income per SqFt	\$14.50	\$14.50	\$14.50
Full Market Value	\$7,080,000	\$9,750,000	\$9,750,000
Market Value per SqFt	\$53.00	\$50.00	\$50.00
Distance from Cooperative in miles		3.75	3.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06129-0004	3-07212-0104	
Address	9801 SHORE ROAD	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	99	120	
Year Built	1957	1951	
Gross SqFt	103,200	97,440	
Estimated Gross Income	\$1,658,424	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$6,560,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06129-0012	3-07212-0104	
Address	9701 SHORE ROAD	557 AVENUE Z	
Neighborhood	BAY RIDGE	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	91	120	
Year Built	1935	1951	
Gross SqFt	114,764	97,440	
Estimated Gross Income	\$1,844,257	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$7,300,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		3.85	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06133-0025	3-07011-0011	3-07235-0001
Address	9902 3 AVENUE	2828 WEST 28 STREET	2612 WEST STREET
Neighborhood	BAY RIDGE	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	122	240
Year Built	1954	1972	1951
Gross SqFt	121,464	102,000	194,880
Estimated Gross Income	\$1,951,926	\$1,499,696	\$2,826,236
Gross Income per SqFt	\$16.07	\$14.70	\$14.50
Full Market Value	\$7,730,000	\$3,510,000	\$9,750,000
Market Value per SqFt	\$64.00	\$34.00	\$50.00
Distance from Cooperative in miles		3.35	4.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0001	3-05877-0001	3-06019-0041
Address	10116 4 AVENUE	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	70	55	39
Year Built	1983	1926	1925
Gross SqFt	47,628	56,800	31,080
Estimated Gross Income	\$508,190	\$568,663	\$352,008
Gross Income per SqFt	\$10.67	\$10.01	\$11.33
Full Market Value	\$1,580,000	\$1,620,000	\$1,090,000
Market Value per SqFt	\$33.20	\$29.00	\$35.10
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0100	3-05877-0001	3-06019-0041
Address	9967 SHORE ROAD	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	60	55	39
Year Built	1983	1926	1925
Gross SqFt	40,824	56,800	31,080
Estimated Gross Income	\$435,592	\$568,663	\$352,008
Gross Income per SqFt	\$10.67	\$10.01	\$11.33
Full Market Value	\$1,350,000	\$1,620,000	\$1,090,000
Market Value per SqFt	\$33.10	\$29.00	\$35.10
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0135	3-08786-0029	
Address	10104 4 AVENUE	3611 SHORE PARKWAY	
Neighborhood	BAY RIDGE	SHEEPSHEAD BAY	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	1926	1982	
Gross SqFt	14,400	10,384	
Estimated Gross Income	\$222,480	\$172,992	
Gross Income per SqFt	\$15.45	\$16.66	
Full Market Value	\$881,000	\$685,000	
Market Value per SqFt	\$61.00	\$66.00	
Distance from Cooperative in miles		5.20	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-0200	3-05877-0001	3-06019-0041
Address	302 101 STREET	6917 8 AVENUE	8302 6 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	80	55	39
Year Built	1983	1926	1925
Gross SqFt	54,432	56,800	31,080
Estimated Gross Income	\$580,789	\$568,663	\$352,008
Gross Income per SqFt	\$10.67	\$10.01	\$11.33
Full Market Value	\$1,800,000	\$1,620,000	\$1,090,000
Market Value per SqFt	\$33.10	\$29.00	\$35.10
Distance from Cooperative in miles		1.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06138-9001	3-06110-0052	3-06124-0028
Address	10031A 4 AVENUE	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	48	50
Year Built	1985	1955	1958
Gross SqFt	21,725	32,400	40,500
Estimated Gross Income	\$401,695	\$580,321	\$772,244
Gross Income per SqFt	\$18.49	\$17.91	\$19.07
Full Market Value	\$1,590,000	\$2,300,000	\$3,350,000
Market Value per SqFt	\$73.00	\$71.00	\$83.00
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06141-0074	3-06117-0040	3-06134-0007
Address	293 DAHLGREN PLACE	367 96 STREET	9901 3 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	17	24	27
Year Built	1926	1926	1929
Gross SqFt	11,640	16,000	19,600
Estimated Gross Income	\$179,838	\$236,094	\$296,632
Gross Income per SqFt	\$15.45	\$14.76	\$15.13
Full Market Value	\$712,000	\$862,000	\$1,170,000
Market Value per SqFt	\$61.00	\$54.00	\$60.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06175-0036	3-06683-0052	3-08470-1018
Address	7000 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	102	35	98
Year Built	1959	1931	2000
Gross SqFt	108,000	25,075	107,569
Estimated Gross Income	\$1,238,290	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.47	\$13.20	\$44.00
Full Market Value	\$4,270,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.25	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06252-0042	3-06683-0052	3-08470-1018
Address	7714 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1937	1931	2000
Gross SqFt	48,000	25,075	107,569
Estimated Gross Income	\$617,700	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.87	\$13.20	\$44.00
Full Market Value	\$2,250,000	\$775,000	\$23,800,000
Market Value per SqFt	\$46.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.35	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06277-0001	3-06683-0052	3-08470-1018
Address	7913 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	35	98
Year Built	1931	1931	2000
Gross SqFt	28,000	25,075	107,569
Estimated Gross Income	\$450,585	\$330,990	\$4,738,227
Gross Income per SqFt	\$16.09	\$13.20	\$44.00
Full Market Value	\$1,780,000	\$775,000	\$23,800,000
Market Value per SqFt	\$64.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.30	3.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06286-0001	3-06683-0052	3-08470-1018
Address	8023 19 AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1927	1931	2000
Gross SqFt	57,000	25,075	107,569
Estimated Gross Income	\$522,740	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.17	\$13.20	\$44.00
Full Market Value	\$1,490,000	\$775,000	\$23,800,000
Market Value per SqFt	\$26.10	\$31.00	\$221.00
Distance from Cooperative in miles		1.70	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06286-0043	3-06653-0034	3-06730-0072
Address	1973 81 STREET	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	BENSONHURST	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	98	98
Year Built	1926	1962	1929
Gross SqFt	48,000	81,888	100,610
Estimated Gross Income	\$455,375	\$1,148,847	\$956,100
Gross Income per SqFt	\$9.49	\$14.03	\$9.50
Full Market Value	\$1,300,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$27.10	\$51.00	\$27.10
Distance from Cooperative in miles		1.05	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06296-0046	3-06683-0052	3-08470-1018
Address	1855 82 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	49	35	98
Year Built	1930	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$579,610	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.50	\$13.20	\$44.00
Full Market Value	\$2,000,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.70	\$31.00	\$221.00
Distance from Cooperative in miles		1.85	4.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06299-0032	3-06683-0052	3-08470-1018
Address	8100 BAY PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1939	1931	2000
Gross SqFt	84,000	25,075	107,569
Estimated Gross Income	\$966,015	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.50	\$13.20	\$44.00
Full Market Value	\$3,330,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.60	\$31.00	\$221.00
Distance from Cooperative in miles		1.45	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06299-0043	3-06683-0052	3-08470-1018
Address	2155 82 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	BENSONHURST	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	88	35	98
Year Built	1962	1931	2000
Gross SqFt	78,684	25,075	107,569
Estimated Gross Income	\$1,008,390	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.82	\$13.20	\$44.00
Full Market Value	\$3,480,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.45	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06316-0006	3-06047-0031	3-06107-0029
Address	8201 19 AVENUE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BENSONHURST	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	78	83
Year Built	1927	1927	1928
Gross SqFt	54,000	62,556	57,024
Estimated Gross Income	\$834,840	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,300,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		2.30	1.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06316-0043	3-05390-0053	3-05375-0077
Address	1975 83 STREET	493 OCEAN PARKWAY	363 OCEAN PARKWAY
Neighborhood	BENSONHURST	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	51	31	46
Year Built	1926	1919	1924
Gross SqFt	42,000	37,400	36,000
Estimated Gross Income	\$426,300	\$294,884	\$388,984
Gross Income per SqFt	\$10.15	\$7.88	\$10.81
Full Market Value	\$1,220,000	\$761,000	\$1,210,000
Market Value per SqFt	\$29.00	\$20.00	\$33.60
Distance from Cooperative in miles		2.45	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06329-0067	3-06382-0006	3-05881-0038
Address	2021 84 STREET	2225 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BENSONHURST	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	69	69
Year Built	1963	1960	1960
Gross SqFt	50,800	52,542	50,400
Estimated Gross Income	\$741,680	\$713,420	\$763,379
Gross Income per SqFt	\$14.60	\$13.58	\$15.15
Full Market Value	\$2,710,000	\$2,600,000	\$3,020,000
Market Value per SqFt	\$53.00	\$50.00	\$60.00
Distance from Cooperative in miles		0.35	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06330-0038	3-06333-0043	3-05375-0077
Address	8320 BAY PARKWAY	8420 20 AVENUE	363 OCEAN PARKWAY
Neighborhood	BENSONHURST	BENSONHURST	OCEAN PARKWAY-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	53	31	46
Year Built	1923	1922	1924
Gross SqFt	48,000	32,000	36,000
Estimated Gross Income	\$487,200	\$293,138	\$388,984
Gross Income per SqFt	\$10.15	\$9.16	\$10.81
Full Market Value	\$1,390,000	\$836,000	\$1,210,000
Market Value per SqFt	\$29.00	\$26.00	\$33.60
Distance from Cooperative in miles		0.30	2.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06344-0033	3-06047-0031	3-06107-0029
Address	1864 85 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BENSONHURST	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	78	83
Year Built	1930	1927	1928
Gross SqFt	72,000	62,556	57,024
Estimated Gross Income	\$1,113,120	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,410,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		2.15	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06379-0050	3-07234-0100	3-07212-0104
Address	30 BAY 29 STREET	2611 WEST 2 STREET	557 AVENUE Z
Neighborhood	BATH BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	120	120
Year Built	1960	1949	1951
Gross SqFt	120,440	97,440	97,440
Estimated Gross Income	\$1,935,470	\$1,413,116	\$2,177,644
Gross Income per SqFt	\$16.07	\$14.50	\$22.35
Full Market Value	\$7,660,000	\$4,880,000	\$9,460,000
Market Value per SqFt	\$64.00	\$50.00	\$97.00
Distance from Cooperative in miles		1.75	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06379-0065	3-06377-0022	3-06114-0053
Address	54 BAY 29 STREET	37 BAY 26 STREET	361 95 STREET
Neighborhood	BATH BEACH	BATH BEACH	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	39
Year Built	1926	1924	1926
Gross SqFt	34,000	27,000	32,044
Estimated Gross Income	\$511,020	\$446,853	\$433,195
Gross Income per SqFt	\$15.03	\$16.55	\$13.52
Full Market Value	\$1,870,000	\$1,770,000	\$1,580,000
Market Value per SqFt	\$55.00	\$66.00	\$49.30
Distance from Cooperative in miles		0.10	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06415-0016	3-06026-0001	3-06069-0013
Address	8735 BAY PARKWAY	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	GRAVESEND	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	112	139
Year Built	1930	1926	1927
Gross SqFt	89,070	81,000	96,952
Estimated Gross Income	\$1,343,175	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,320,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		2.30	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06415-0022	3-05881-0038	3-06383-0006
Address	8721 BAY PARKWAY	15 MACKAY PLACE	2255 BENSON AVENUE
Neighborhood	GRAVESEND	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	69	69
Year Built	1954	1960	1960
Gross SqFt	65,292	50,400	54,210
Estimated Gross Income	\$953,263	\$763,379	\$761,571
Gross Income per SqFt	\$14.60	\$15.15	\$14.05
Full Market Value	\$3,480,000	\$3,020,000	\$2,780,000
Market Value per SqFt	\$53.00	\$60.00	\$51.00
Distance from Cooperative in miles		3.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06417-0039	3-06383-0006	3-05881-0038
Address	2250 BENSON AVENUE	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	GRAVESEND	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	69	69
Year Built	1956	1960	1960
Gross SqFt	78,330	54,210	50,400
Estimated Gross Income	\$1,143,618	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$4,170,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		0.15	3.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-0049	3-06110-0052	3-06124-0028
Address	200 BAY 22 STREET	9330 FT HAMILTON PARKWAY	150 MARINE AVENUE
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	48	50
Year Built	1916	1955	1958
Gross SqFt	13,941	32,400	40,500
Estimated Gross Income	\$257,769	\$580,321	\$772,244
Gross Income per SqFt	\$18.49	\$17.91	\$19.07
Full Market Value	\$1,020,000	\$2,300,000	\$3,350,000
Market Value per SqFt	\$73.00	\$71.00	\$83.00
Distance from Cooperative in miles		1.65	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-0052	3-05854-0072	3-06060-0026
Address	208 BAY 22 STREET	315 68 STREET	160 88 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1916	1919	1930
Gross SqFt	13,940	18,650	18,608
Estimated Gross Income	\$195,160	\$176,859	\$227,911
Gross Income per SqFt	\$14.00	\$9.48	\$12.25
Full Market Value	\$712,000	\$504,000	\$786,000
Market Value per SqFt	\$51.00	\$27.00	\$42.20
Distance from Cooperative in miles		2.60	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06447-0001	3-06047-0031	3-06107-0029
Address	8814 BAY PARKWAY	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	78	83
Year Built	1928	1927	1928
Gross SqFt	74,998	62,556	57,024
Estimated Gross Income	\$1,159,469	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,590,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		2.60	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06459-0006	3-06093-0029	3-06115-0151
Address	325 BAY 8 STREET	92 PARROTT PLACE	125 95 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	14
Year Built	1950	1978	2002
Gross SqFt	12,739	9,369	16,500
Estimated Gross Income	\$185,352	\$119,831	\$227,898
Gross Income per SqFt	\$14.55	\$12.79	\$13.81
Full Market Value	\$677,000	\$413,000	\$832,000
Market Value per SqFt	\$53.00	\$44.00	\$50.00
Distance from Cooperative in miles		0.80	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06462-0040	3-06463-0012	3-05939-0020
Address	8847 BAY 16 STREET	225 BAY 17 STREET	238 BAY RIDGE PARKWAY
Neighborhood	BATH BEACH	BATH BEACH	BAY RIDGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	192	84	80
Year Built	1949	1951	1917
Gross SqFt	159,454	78,063	118,800
Estimated Gross Income	\$1,339,413	\$655,809	\$800,795
Gross Income per SqFt	\$8.40	\$8.40	\$6.74
Full Market Value	\$3,460,000	\$1,690,000	\$1,870,000
Market Value per SqFt	\$21.70	\$22.00	\$15.74
Distance from Cooperative in miles		0.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06463-0143	3-05881-0003	3-08716-0080
Address	244 BAY 19 STREET	7005 SHORE ROAD	3047 BRIGHTON 13 STREET
Neighborhood	BATH BEACH	BAY RIDGE	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	62	46	41
Year Built	1949	1950	1926
Gross SqFt	45,414	51,840	30,800
Estimated Gross Income	\$381,477	\$583,233	\$397,096
Gross Income per SqFt	\$8.40	\$11.25	\$12.89
Full Market Value	\$984,000	\$1,810,000	\$1,450,000
Market Value per SqFt	\$21.67	\$35.00	\$47.10
Distance from Cooperative in miles		2.85	3.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06464-0001	3-06019-0041	3-05881-0003
Address	247 BAY 19 STREET	8302 6 AVENUE	7005 SHORE ROAD
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	68	39	46
Year Built	1946	1925	1950
Gross SqFt	56,948	31,080	51,840
Estimated Gross Income	\$478,363	\$352,008	\$583,233
Gross Income per SqFt	\$8.40	\$11.33	\$11.25
Full Market Value	\$1,230,000	\$1,090,000	\$1,810,000
Market Value per SqFt	\$21.60	\$35.00	\$34.90
Distance from Cooperative in miles		1.70	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06480-0006	3-06019-0041	3-05881-0003
Address	8988 15 AVENUE	8302 6 AVENUE	7005 SHORE ROAD
Neighborhood	BATH BEACH	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	54	39	46
Year Built	1950	1925	1950
Gross SqFt	46,730	31,080	51,840
Estimated Gross Income	\$392,532	\$352,008	\$583,233
Gross Income per SqFt	\$8.40	\$11.33	\$11.25
Full Market Value	\$1,010,000	\$1,090,000	\$1,810,000
Market Value per SqFt	\$21.61	\$35.00	\$34.90
Distance from Cooperative in miles		1.30	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06485-0003	3-03616-0001	3-03615-0001
Address	1511 INDEPENDENCE AVENUE	465 THATFORD AVENUE	165 LOTT AVENUE
Neighborhood	BATH BEACH	BROWNSVILLE	BROWNSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	134	24	104
Year Built	1950	1986	1986
Gross SqFt	113,700	157,708	101,127
Estimated Gross Income	\$1,307,550	\$1,595,606	\$1,305,496
Gross Income per SqFt	\$11.50	\$10.12	\$12.91
Full Market Value	\$4,060,000	\$4,550,000	\$4,770,000
Market Value per SqFt	\$35.70	\$29.00	\$47.20
Distance from Cooperative in miles		6.90	6.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06494-0051	3-06683-0052	3-08470-1018
Address	763 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	124	35	98
Year Built	1937	1931	2000
Gross SqFt	138,600	25,075	107,569
Estimated Gross Income	\$1,441,660	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.40	\$13.20	\$44.00
Full Market Value	\$4,480,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.30	\$31.00	\$221.00
Distance from Cooperative in miles		1.80	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06495-0001	3-06683-0052	3-08470-1018
Address	855 EAST 7 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	131	35	98
Year Built	1963	1931	2000
Gross SqFt	123,271	25,075	107,569
Estimated Gross Income	\$1,664,270	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.50	\$13.20	\$44.00
Full Market Value	\$6,070,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.85	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06497-0044	3-06683-0052	3-08470-1018
Address	901 AVENUE H	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1938	1931	2000
Gross SqFt	93,600	25,075	107,569
Estimated Gross Income	\$949,405	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.14	\$13.20	\$44.00
Full Market Value	\$2,710,000	\$775,000	\$23,800,000
Market Value per SqFt	\$29.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.85	3.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06498-0068	3-06683-0052	3-08470-1018
Address	759 EAST 10 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1958	1931	2000
Gross SqFt	67,142	25,075	107,569
Estimated Gross Income	\$805,875	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.00	\$13.20	\$44.00
Full Market Value	\$2,780,000	\$775,000	\$23,800,000
Market Value per SqFt	\$41.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.85	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0008	3-06683-0052	3-08470-1018
Address	770 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1963	1931	2000
Gross SqFt	93,096	25,075	107,569
Estimated Gross Income	\$1,000,495	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.75	\$13.20	\$44.00
Full Market Value	\$3,110,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0020	3-06683-0052	3-08470-1018
Address	800 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1958	1931	2000
Gross SqFt	103,980	25,075	107,569
Estimated Gross Income	\$1,138,685	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.95	\$13.20	\$44.00
Full Market Value	\$3,540,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	3.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06503-0030	3-06683-0052	3-08470-1018
Address	820 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1961	1931	2000
Gross SqFt	144,060	25,075	107,569
Estimated Gross Income	\$1,548,200	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.75	\$13.20	\$44.00
Full Market Value	\$4,810,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06507-0001	3-06683-0052	3-08470-1018
Address	414 ELMWOOD AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	77	35	98
Year Built	1958	1931	2000
Gross SqFt	72,240	25,075	107,569
Estimated Gross Income	\$799,230	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.06	\$13.20	\$44.00
Full Market Value	\$2,480,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.30	\$31.00	\$221.00
Distance from Cooperative in miles		1.65	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06508-0022	3-06683-0052	3-08470-1018
Address	515 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1936	1931	2000
Gross SqFt	55,800	25,075	107,569
Estimated Gross Income	\$641,710	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.50	\$13.20	\$44.00
Full Market Value	\$2,210,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.60	\$31.00	\$221.00
Distance from Cooperative in miles		1.65	3.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06509-0013	3-06683-0052	3-08470-1018
Address	825 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	121	35	98
Year Built	1956	1931	2000
Gross SqFt	108,378	25,075	107,569
Estimated Gross Income	\$1,183,130	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$3,680,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.70	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06510-0001	3-06683-0052	3-08470-1018
Address	840 EAST 8 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	168	35	98
Year Built	1953	1931	2000
Gross SqFt	180,000	25,075	107,569
Estimated Gross Income	\$2,239,635	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.44	\$13.20	\$44.00
Full Market Value	\$7,730,000	\$775,000	\$23,800,000
Market Value per SqFt	\$42.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.70	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06511-0012	3-06683-0052	3-08470-1018
Address	814 EAST 9 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1951	1931	2000
Gross SqFt	75,000	25,075	107,569
Estimated Gross Income	\$753,165	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.04	\$13.20	\$44.00
Full Market Value	\$2,150,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.70	\$31.00	\$221.00
Distance from Cooperative in miles		1.70	2.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06518-0005	3-06683-0052	3-08470-1018
Address	902 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1949	1931	2000
Gross SqFt	64,200	25,075	107,569
Estimated Gross Income	\$599,810	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.34	\$13.20	\$44.00
Full Market Value	\$1,710,000	\$775,000	\$23,800,000
Market Value per SqFt	\$26.60	\$31.00	\$221.00
Distance from Cooperative in miles		1.55	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06527-0051	3-06683-0052	3-08470-1018
Address	1075 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	42	35	98
Year Built	1953	1931	2000
Gross SqFt	52,800	25,075	107,569
Estimated Gross Income	\$584,460	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.07	\$13.20	\$44.00
Full Market Value	\$1,820,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.35	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06532-0057	3-06683-0052	3-08470-1018
Address	1185 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1940	1931	2000
Gross SqFt	70,800	25,075	107,569
Estimated Gross Income	\$669,997	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.46	\$13.20	\$44.00
Full Market Value	\$1,910,000	\$775,000	\$23,800,000
Market Value per SqFt	\$27.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.20	2.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06532-0076	3-06683-0052	3-08470-1018
Address	1119 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1951	1931	2000
Gross SqFt	95,600	25,075	107,569
Estimated Gross Income	\$932,070	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.75	\$13.20	\$44.00
Full Market Value	\$2,660,000	\$775,000	\$23,800,000
Market Value per SqFt	\$27.80	\$31.00	\$221.00
Distance from Cooperative in miles		1.20	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06540-0027	3-06683-0052	3-08470-1018
Address	1350 EAST 5 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	96	35	98
Year Built	1956	1931	2000
Gross SqFt	87,860	25,075	107,569
Estimated Gross Income	\$1,125,985	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.82	\$13.20	\$44.00
Full Market Value	\$3,880,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.05	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06541-0027	3-06683-0052	3-08470-1018
Address	1250 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	106	35	98
Year Built	1956	1931	2000
Gross SqFt	102,924	25,075	107,569
Estimated Gross Income	\$1,123,590	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$3,490,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.05	2.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06568-0027	3-06683-0052	3-08470-1018
Address	1350 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1949	1931	2000
Gross SqFt	80,850	25,075	107,569
Estimated Gross Income	\$1,063,600	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.16	\$13.20	\$44.00
Full Market Value	\$3,880,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06568-0033	3-06683-0052	3-08470-1018
Address	1360 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	176	35	98
Year Built	1964	1931	2000
Gross SqFt	174,082	25,075	107,569
Estimated Gross Income	\$2,290,080	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.16	\$13.20	\$44.00
Full Market Value	\$8,360,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.85	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06576-0043	3-08470-1018	3-06683-0052
Address	57 AVENUE O	5905 STRICKLAND AVENUE	1965 EAST 7 STREET
Neighborhood	GRAVESEND	MILL BASIN	OCEAN PARKWAY-SOUTH
Building Classification	C6-WALK-UP	D9-ELEVATOR	D1-ELEVATOR
Total Units	38	98	35
Year Built	1926	2000	1931
Gross SqFt	30,000	107,569	25,075
Estimated Gross Income	\$300,290	\$4,738,227	\$330,990
Gross Income per SqFt	\$10.01	\$44.00	\$13.20
Full Market Value	\$856,000	\$23,800,000	\$775,000
Market Value per SqFt	\$28.50	\$221.00	\$30.90
Distance from Cooperative in miles		3.45	1.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06576-0048	3-06683-0052	3-08470-1018
Address	69 AVENUE O	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	38	35	98
Year Built	1926	1931	2000
Gross SqFt	30,000	25,075	107,569
Estimated Gross Income	\$300,285	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.01	\$13.20	\$44.00
Full Market Value	\$856,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06580-0008	3-06683-0052	3-08470-1018
Address	1402 WEST 4 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	92	35	98
Year Built	1928	1931	2000
Gross SqFt	79,427	25,075	107,569
Estimated Gross Income	\$598,000	\$330,990	\$4,738,227
Gross Income per SqFt	\$7.53	\$13.20	\$44.00
Full Market Value	\$1,400,000	\$775,000	\$23,800,000
Market Value per SqFt	\$17.63	\$31.00	\$221.00
Distance from Cooperative in miles		0.90	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06587-0051	3-06683-0052	3-08470-1018
Address	1500 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1940	1931	2000
Gross SqFt	72,000	25,075	107,569
Estimated Gross Income	\$789,055	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.96	\$13.20	\$44.00
Full Market Value	\$2,450,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	2.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06600-0086	3-06683-0052	3-08470-1018
Address	1513 WEST 7 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	35	98
Year Built	1927	1931	2000
Gross SqFt	14,240	25,075	107,569
Estimated Gross Income	\$117,780	\$330,990	\$4,738,227
Gross Income per SqFt	\$8.27	\$13.20	\$44.00
Full Market Value	\$276,000	\$775,000	\$23,800,000
Market Value per SqFt	\$19.38	\$31.00	\$221.00
Distance from Cooperative in miles		0.90	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06604-0049	3-06683-0052	3-08470-1018
Address	303 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	53	35	98
Year Built	1931	1931	2000
Gross SqFt	49,800	25,075	107,569
Estimated Gross Income	\$522,195	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.49	\$13.20	\$44.00
Full Market Value	\$1,620,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06606-0026	3-06683-0052	3-08470-1018
Address	1543 WEST 1 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1932	1931	2000
Gross SqFt	56,200	25,075	107,569
Estimated Gross Income	\$591,500	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.52	\$13.20	\$44.00
Full Market Value	\$1,840,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.70	\$31.00	\$221.00
Distance from Cooperative in miles		0.65	3.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06612-0052	3-06683-0052	3-08470-1018
Address	1608 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	35	98
Year Built	1957	1931	2000
Gross SqFt	35,160	25,075	107,569
Estimated Gross Income	\$448,890	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.77	\$13.20	\$44.00
Full Market Value	\$1,550,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.10	\$31.00	\$221.00
Distance from Cooperative in miles		0.50	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06614-0017	3-06683-0052	3-08470-1018
Address	1530 EAST 8 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1963	1931	2000
Gross SqFt	98,417	25,075	107,569
Estimated Gross Income	\$1,129,280	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.47	\$13.20	\$44.00
Full Market Value	\$3,900,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.60	\$31.00	\$221.00
Distance from Cooperative in miles		0.50	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06619-0001	3-06683-0052	3-08470-1018
Address	80 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1936	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$925,955	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.29	\$13.20	\$44.00
Full Market Value	\$2,880,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	3.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06620-0001	3-06683-0052	3-08470-1018
Address	100 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1938	1931	2000
Gross SqFt	87,324	25,075	107,569
Estimated Gross Income	\$919,965	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.54	\$13.20	\$44.00
Full Market Value	\$2,860,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.80	\$31.00	\$221.00
Distance from Cooperative in miles		1.05	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0035	3-06683-0052	3-08470-1018
Address	367 AVENUE S	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	156	35	98
Year Built	1950	1931	2000
Gross SqFt	117,884	25,075	107,569
Estimated Gross Income	\$1,286,900	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$4,000,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.40	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0307	3-06683-0052	3-08470-1018
Address	1890 EAST 5 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	95	35	98
Year Built	1940	1931	2000
Gross SqFt	104,000	25,075	107,569
Estimated Gross Income	\$1,244,115	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.96	\$13.20	\$44.00
Full Market Value	\$4,290,000	\$775,000	\$23,800,000
Market Value per SqFt	\$41.30	\$31.00	\$221.00
Distance from Cooperative in miles		0.20	2.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0399	3-06683-0052	3-08470-1018
Address	1800 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1931	1931	2000
Gross SqFt	76,000	25,075	107,569
Estimated Gross Income	\$870,110	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.45	\$13.20	\$44.00
Full Market Value	\$3,000,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.20	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06681-0415	3-06683-0052	3-08470-1018
Address	1802 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	113	35	98
Year Built	1926	1931	2000
Gross SqFt	138,600	25,075	107,569
Estimated Gross Income	\$1,600,800	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.55	\$13.20	\$44.00
Full Market Value	\$5,520,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.15	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06682-0013	3-06683-0052	3-08470-1018
Address	1811 OCEAN PARKWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	82	35	98
Year Built	1953	1931	2000
Gross SqFt	119,000	25,075	107,569
Estimated Gross Income	\$1,525,070	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.82	\$13.20	\$44.00
Full Market Value	\$5,260,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		0.05	2.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06690-0045	3-06683-0052	3-08470-1018
Address	800 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	35	98
Year Built	1938	1931	2000
Gross SqFt	25,560	25,075	107,569
Estimated Gross Income	\$264,725	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.36	\$13.20	\$44.00
Full Market Value	\$823,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.90	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06694-0046	3-06683-0052	3-08470-1018
Address	1212 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1925	1931	2000
Gross SqFt	48,700	25,075	107,569
Estimated Gross Income	\$488,640	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.03	\$13.20	\$44.00
Full Market Value	\$1,140,000	\$775,000	\$23,800,000
Market Value per SqFt	\$23.41	\$31.00	\$221.00
Distance from Cooperative in miles		1.95	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06694-0072	3-06653-0034	3-06730-0072
Address	1280 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	FLATBUSH-CENTRAL	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	98	98
Year Built	1935	1962	1929
Gross SqFt	75,000	81,888	100,610
Estimated Gross Income	\$721,835	\$1,148,847	\$956,100
Gross Income per SqFt	\$9.62	\$14.03	\$9.50
Full Market Value	\$2,060,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$27.50	\$51.00	\$27.10
Distance from Cooperative in miles		2.15	0.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06700-0026	3-06683-0052	3-08470-1018
Address	920 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1948	1931	2000
Gross SqFt	148,680	25,075	107,569
Estimated Gross Income	\$1,623,090	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$5,040,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06700-0038	3-06683-0052	3-08470-1018
Address	1601 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	132	35	98
Year Built	1941	1931	2000
Gross SqFt	148,680	25,075	107,569
Estimated Gross Income	\$1,523,365	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.25	\$13.20	\$44.00
Full Market Value	\$4,730,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.80	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06701-0047	3-06683-0052	3-08470-1018
Address	1710 AVENUE H	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	37	35	98
Year Built	1937	1931	2000
Gross SqFt	43,200	25,075	107,569
Estimated Gross Income	\$620,550	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.36	\$13.20	\$44.00
Full Market Value	\$2,270,000	\$775,000	\$23,800,000
Market Value per SqFt	\$53.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	2.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06701-0064	3-06683-0052	3-08470-1018
Address	915 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	114	35	98
Year Built	1948	1931	2000
Gross SqFt	136,800	25,075	107,569
Estimated Gross Income	\$1,834,460	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.41	\$13.20	\$44.00
Full Market Value	\$6,700,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06703-0067	3-06683-0052	3-08470-1018
Address	1348 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	83	35	98
Year Built	1927	1931	2000
Gross SqFt	75,852	25,075	107,569
Estimated Gross Income	\$843,880	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.13	\$13.20	\$44.00
Full Market Value	\$2,620,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.80	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06706-0014	3-06683-0052	3-08470-1018
Address	918 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	59	35	98
Year Built	1928	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$579,610	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.50	\$13.20	\$44.00
Full Market Value	\$2,000,000	\$775,000	\$23,800,000
Market Value per SqFt	\$39.70	\$31.00	\$221.00
Distance from Cooperative in miles		1.55	2.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06709-0001	3-06683-0052	3-08470-1018
Address	1602 AVENUE I	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	129	35	98
Year Built	1941	1931	2000
Gross SqFt	149,400	25,075	107,569
Estimated Gross Income	\$1,516,415	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.15	\$13.20	\$44.00
Full Market Value	\$4,320,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.60	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06715-0062	3-06683-0052	3-08470-1018
Address	1061 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	50,100	25,075	107,569
Estimated Gross Income	\$474,110	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.46	\$13.20	\$44.00
Full Market Value	\$1,350,000	\$775,000	\$23,800,000
Market Value per SqFt	\$26.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.40	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06730-0001	3-06683-0052	3-08470-1018
Address	1680 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1935	1931	2000
Gross SqFt	68,400	25,075	107,569
Estimated Gross Income	\$700,330	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.24	\$13.20	\$44.00
Full Market Value	\$2,180,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.35	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06730-0059	3-06683-0052	3-08470-1018
Address	1916 AVENUE K	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1954	1931	2000
Gross SqFt	67,000	25,075	107,569
Estimated Gross Income	\$742,345	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.08	\$13.20	\$44.00
Full Market Value	\$2,310,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.35	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06732-0045	3-06683-0052	3-08470-1018
Address	1215 AVENUE M	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	62	35	98
Year Built	1965	1931	2000
Gross SqFt	73,080	25,075	107,569
Estimated Gross Income	\$1,055,090	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.44	\$13.20	\$44.00
Full Market Value	\$3,850,000	\$775,000	\$23,800,000
Market Value per SqFt	\$53.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06739-0006	3-06683-0052	3-08470-1018
Address	1289 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	52	35	98
Year Built	1931	1931	2000
Gross SqFt	60,036	25,075	107,569
Estimated Gross Income	\$657,940	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.96	\$13.20	\$44.00
Full Market Value	\$2,040,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.20	2.10

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06746-0044	3-06683-0052	3-08470-1018
Address	1701 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1938	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$802,570	\$330,990	\$4,738,227
Gross Income per SqFt	\$8.92	\$13.20	\$44.00
Full Market Value	\$2,070,000	\$775,000	\$23,800,000
Market Value per SqFt	\$23.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06747-0052	3-06683-0052	3-08470-1018
Address	1801 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	59	35	98
Year Built	1936	1931	2000
Gross SqFt	64,320	25,075	107,569
Estimated Gross Income	\$827,720	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.87	\$13.20	\$44.00
Full Market Value	\$3,020,000	\$775,000	\$23,800,000
Market Value per SqFt	\$47.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06748-0052	3-06683-0052	3-08470-1018
Address	1901 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	35	98
Year Built	1939	1931	2000
Gross SqFt	53,333	25,075	107,569
Estimated Gross Income	\$558,350	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.47	\$13.20	\$44.00
Full Market Value	\$1,730,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06754-0052	3-08470-1018	
Address	1485 EAST 16 STREET	5905 STRICKLAND AVENUE	
Neighborhood	MIDWOOD	MILL BASIN	
Building Classification	D4-ELEVATOR	D9-ELEVATOR	
Total Units	54	98	
Year Built	1938	2000	
Gross SqFt	56,892	107,569	
Estimated Gross Income	\$724,560	\$4,738,227	
Gross Income per SqFt	\$12.74	\$44.00	
Full Market Value	\$2,500,000	\$23,800,000	
Market Value per SqFt	\$43.90	\$221.00	
Distance from Cooperative in miles		2.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06756-0001	3-06683-0052	3-08470-1018
Address	1810 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	57,600	25,075	107,569
Estimated Gross Income	\$623,915	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.83	\$13.20	\$44.00
Full Market Value	\$1,940,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.70	\$31.00	\$221.00
Distance from Cooperative in miles		0.85	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06756-0006	3-06683-0052	3-08470-1018
Address	1814 AVENUE N	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1935	1931	2000
Gross SqFt	57,600	25,075	107,569
Estimated Gross Income	\$623,915	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.83	\$13.20	\$44.00
Full Market Value	\$1,940,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.70	\$31.00	\$221.00
Distance from Cooperative in miles		0.85	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06759-0034	3-06683-0052	3-08470-1018
Address	1580 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1961	1931	2000
Gross SqFt	80,600	25,075	107,569
Estimated Gross Income	\$891,915	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.07	\$13.20	\$44.00
Full Market Value	\$2,770,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.40	\$31.00	\$221.00
Distance from Cooperative in miles		0.55	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0020	3-06683-0052	3-08470-1018
Address	1560 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	53	35	98
Year Built	1937	1931	2000
Gross SqFt	53,550	25,075	107,569
Estimated Gross Income	\$529,520	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.89	\$13.20	\$44.00
Full Market Value	\$1,510,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.20	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0031	3-06683-0052	3-08470-1018
Address	1580 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	70	35	98
Year Built	1963	1931	2000
Gross SqFt	60,800	25,075	107,569
Estimated Gross Income	\$663,735	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$2,060,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06764-0061	3-06683-0052	3-08470-1018
Address	1577 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	80	35	98
Year Built	1963	1931	2000
Gross SqFt	76,770	25,075	107,569
Estimated Gross Income	\$853,885	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.12	\$13.20	\$44.00
Full Market Value	\$2,650,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06765-0028	3-06683-0052	3-08470-1018
Address	1558 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	58	35	98
Year Built	1940	1931	2000
Gross SqFt	60,500	25,075	107,569
Estimated Gross Income	\$620,550	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.26	\$13.20	\$44.00
Full Market Value	\$1,930,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.75	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06771-0013	3-06683-0052	3-08470-1018
Address	2425 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	137	35	98
Year Built	1932	1931	2000
Gross SqFt	135,000	25,075	107,569
Estimated Gross Income	\$1,420,270	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.52	\$13.20	\$44.00
Full Market Value	\$4,410,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.70	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	1.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06771-0031	3-06683-0052	3-08470-1018
Address	2424 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	35	98
Year Built	1936	1931	2000
Gross SqFt	37,800	25,075	107,569
Estimated Gross Income	\$541,889	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.34	\$13.20	\$44.00
Full Market Value	\$1,980,000	\$775,000	\$23,800,000
Market Value per SqFt	\$52.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06772-0001	3-06683-0052	3-08470-1018
Address	3619 BEDFORD AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1937	1931	2000
Gross SqFt	87,862	25,075	107,569
Estimated Gross Income	\$831,460	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.46	\$13.20	\$44.00
Full Market Value	\$2,370,000	\$775,000	\$23,800,000
Market Value per SqFt	\$27.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06776-0065	3-06683-0052	3-08470-1018
Address	1625 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	65	35	98
Year Built	1939	1931	2000
Gross SqFt	66,000	25,075	107,569
Estimated Gross Income	\$676,960	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.26	\$13.20	\$44.00
Full Market Value	\$2,100,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.45	2.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06779-0004	3-06683-0052	3-08470-1018
Address	1610 AVENUE P	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1933	1931	2000
Gross SqFt	120,000	25,075	107,569
Estimated Gross Income	\$1,135,590	\$330,990	\$4,738,227
Gross Income per SqFt	\$9.46	\$13.20	\$44.00
Full Market Value	\$3,240,000	\$775,000	\$23,800,000
Market Value per SqFt	\$27.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.60	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06783-0010	3-06683-0052	3-08470-1018
Address	2020 KINGS HIGHWAY	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1935	1931	2000
Gross SqFt	51,000	25,075	107,569
Estimated Gross Income	\$528,310	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.36	\$13.20	\$44.00
Full Market Value	\$1,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.20	\$31.00	\$221.00
Distance from Cooperative in miles		0.75	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06794-0043	3-06683-0052	3-08470-1018
Address	1800 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	78	35	98
Year Built	1938	1931	2000
Gross SqFt	75,000	25,075	107,569
Estimated Gross Income	\$758,545	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.11	\$13.20	\$44.00
Full Market Value	\$2,160,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.25	2.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06795-0015	3-06683-0052	3-08470-1018
Address	1720 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	75	35	98
Year Built	1959	1931	2000
Gross SqFt	46,000	25,075	107,569
Estimated Gross Income	\$628,340	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.66	\$13.20	\$44.00
Full Market Value	\$2,290,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0017	3-06683-0052	3-08470-1018
Address	1730 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	84	35	98
Year Built	1961	1931	2000
Gross SqFt	68,500	25,075	107,569
Estimated Gross Income	\$939,245	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.71	\$13.20	\$44.00
Full Market Value	\$3,430,000	\$775,000	\$23,800,000
Market Value per SqFt	\$50.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.35	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0026	3-06683-0052	3-08470-1018
Address	1750 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	35	98
Year Built	1961	1931	2000
Gross SqFt	57,500	25,075	107,569
Estimated Gross Income	\$635,085	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.04	\$13.20	\$44.00
Full Market Value	\$1,970,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.30	\$31.00	\$221.00
Distance from Cooperative in miles		0.35	2.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06796-0036	3-06683-0052	3-08470-1018
Address	1770 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1976	1931	2000
Gross SqFt	63,000	25,075	107,569
Estimated Gross Income	\$862,840	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.70	\$13.20	\$44.00
Full Market Value	\$3,150,000	\$775,000	\$23,800,000
Market Value per SqFt	\$50.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.35	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06797-0087	3-06683-0052	3-08470-1018
Address	1717 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	C6-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	35	98
Year Built	1932	1931	2000
Gross SqFt	21,675	25,075	107,569
Estimated Gross Income	\$339,070	\$330,990	\$4,738,227
Gross Income per SqFt	\$15.64	\$13.20	\$44.00
Full Market Value	\$1,340,000	\$775,000	\$23,800,000
Market Value per SqFt	\$62.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.40	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06800-0016	3-06683-0052	3-08470-1018
Address	1730 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1938	1931	2000
Gross SqFt	52,000	25,075	107,569
Estimated Gross Income	\$528,540	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.16	\$13.20	\$44.00
Full Market Value	\$1,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.55	2.05

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06801-0001	3-06683-0052	3-08470-1018
Address	1717 EAST 18 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	105	35	98
Year Built	1957	1931	2000
Gross SqFt	105,000	25,075	107,569
Estimated Gross Income	\$1,060,850	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.10	\$13.20	\$44.00
Full Market Value	\$3,030,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.60	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-0001	3-06683-0052	3-08470-1018
Address	1900 QUENTIN ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	124	35	98
Year Built	1939	1931	2000
Gross SqFt	120,000	25,075	107,569
Estimated Gross Income	\$1,059,630	\$330,990	\$4,738,227
Gross Income per SqFt	\$8.83	\$13.20	\$44.00
Full Market Value	\$2,730,000	\$775,000	\$23,800,000
Market Value per SqFt	\$22.75	\$31.00	\$221.00
Distance from Cooperative in miles		0.65	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-0036	3-06683-0052	3-08470-1018
Address	2234 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	72	35	98
Year Built	1927	1931	2000
Gross SqFt	68,000	25,075	107,569
Estimated Gross Income	\$699,685	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.29	\$13.20	\$44.00
Full Market Value	\$2,170,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.65	1.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0025	3-06683-0052	3-08470-1018
Address	1840 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	125	35	98
Year Built	1954	1931	2000
Gross SqFt	132,000	25,075	107,569
Estimated Gross Income	\$1,461,030	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.07	\$13.20	\$44.00
Full Market Value	\$4,540,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.40	\$31.00	\$221.00
Distance from Cooperative in miles		0.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0065	3-06683-0052	3-08470-1018
Address	1877 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1955	1931	2000
Gross SqFt	53,500	25,075	107,569
Estimated Gross Income	\$574,700	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.74	\$13.20	\$44.00
Full Market Value	\$1,790,000	\$775,000	\$23,800,000
Market Value per SqFt	\$33.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06818-0074	3-06683-0052	3-08470-1018
Address	1855 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	87	35	98
Year Built	1963	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$999,050	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.10	\$13.20	\$44.00
Full Market Value	\$3,100,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.40	\$31.00	\$221.00
Distance from Cooperative in miles		0.25	2.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06819-0032	3-06683-0052	3-08470-1018
Address	1862 EAST 14 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	47	35	98
Year Built	1931	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$508,820	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.10	\$13.20	\$44.00
Full Market Value	\$1,450,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06826-0062	3-06683-0052	3-08470-1018
Address	2331 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	36	35	98
Year Built	1955	1931	2000
Gross SqFt	38,900	25,075	107,569
Estimated Gross Income	\$431,535	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.09	\$13.20	\$44.00
Full Market Value	\$1,340,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.40	\$31.00	\$221.00
Distance from Cooperative in miles		0.65	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06826-0070	3-06653-0034	3-06730-0072
Address	2301 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	98	98
Year Built	1941	1962	1929
Gross SqFt	67,000	81,888	100,610
Estimated Gross Income	\$751,740	\$1,148,847	\$956,100
Gross Income per SqFt	\$11.22	\$14.03	\$9.50
Full Market Value	\$2,340,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$34.90	\$51.00	\$27.10
Distance from Cooperative in miles		1.30	1.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06835-0012	3-06683-0052	3-08470-1018
Address	3178 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1958	1931	2000
Gross SqFt	81,564	25,075	107,569
Estimated Gross Income	\$901,020	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.05	\$13.20	\$44.00
Full Market Value	\$2,800,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.30	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06835-0026	3-06683-0052	3-08470-1018
Address	3202 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	79	35	98
Year Built	1959	1931	2000
Gross SqFt	81,564	25,075	107,569
Estimated Gross Income	\$911,625	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.18	\$13.20	\$44.00
Full Market Value	\$2,830,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.70	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06836-0050	3-06683-0052	3-08470-1018
Address	3203 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1958	1931	2000
Gross SqFt	97,020	25,075	107,569
Estimated Gross Income	\$1,243,380	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.82	\$13.20	\$44.00
Full Market Value	\$4,290,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.15	1.35

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06836-0064	3-06683-0052	3-08470-1018
Address	3165 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1953	1931	2000
Gross SqFt	115,300	25,075	107,569
Estimated Gross Income	\$1,477,650	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.82	\$13.20	\$44.00
Full Market Value	\$5,100,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.15	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06888-0006	3-05389-0067	
Address	8835 23 AVENUE	623 EAST 5 STREET	
Neighborhood	GRAVESEND	OCEAN PARKWAY-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	59	48	
Year Built	1927	1932	
Gross SqFt	42,840	41,963	
Estimated Gross Income	\$566,773	\$508,339	
Gross Income per SqFt	\$13.23	\$12.11	
Full Market Value	\$2,070,000	\$1,750,000	
Market Value per SqFt	\$48.30	\$42.00	
Distance from Cooperative in miles		3.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06919-0001	3-07046-0001	3-01811-0019
Address	2475 WEST 16 STREET	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	GRAVESEND	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	364	261	196
Year Built	1963	1979	1974
Gross SqFt	421,800	230,500	212,405
Estimated Gross Income	\$6,048,612	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$14,200,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$33.70	\$63.00	\$44.10
Distance from Cooperative in miles		1.20	7.40

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06933-0046	3-06093-0029	3-06115-0151
Address	2606 CROPSY AVENUE	92 PARROTT PLACE	125 95 STREET
Neighborhood	GRAVESEND	BAY RIDGE	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	14
Year Built	1975	1978	2002
Gross SqFt	8,064	9,369	16,500
Estimated Gross Income	\$114,105	\$119,831	\$227,898
Gross Income per SqFt	\$14.15	\$12.79	\$13.81
Full Market Value	\$417,000	\$413,000	\$832,000
Market Value per SqFt	\$52.00	\$44.00	\$50.00
Distance from Cooperative in miles		2.50	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06933-0055	3-01811-0019	
Address	2630 CROPSY AVENUE	510 QUINCY STREET	
Neighborhood	GRAVESEND	BEDFORD STUYVESANT	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	364	196	
Year Built	1963	1974	
Gross SqFt	421,800	212,405	
Estimated Gross Income	\$6,048,612	\$2,714,389	
Gross Income per SqFt	\$14.34	\$12.78	
Full Market Value	\$22,100,000	\$9,360,000	
Market Value per SqFt	\$52.00	\$44.00	
Distance from Cooperative in miles		7.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06935-0001	3-07234-0100	3-07212-0104
Address	2650 CROPSY AVENUE	2611 WEST 2 STREET	557 AVENUE Z
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	120	120
Year Built	1967	1949	1951
Gross SqFt	188,768	97,440	97,440
Estimated Gross Income	\$3,033,501	\$1,413,116	\$2,177,644
Gross Income per SqFt	\$16.07	\$14.50	\$22.35
Full Market Value	\$12,000,000	\$4,880,000	\$9,460,000
Market Value per SqFt	\$64.00	\$50.00	\$97.00
Distance from Cooperative in miles		1.10	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06937-0048	3-07046-0001	3-01811-0019
Address	2740 CROPSEY AVENUE	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	GRAVESEND	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	320	261	196
Year Built	1962	1979	1974
Gross SqFt	440,000	230,500	212,405
Estimated Gross Income	\$6,309,600	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$14,800,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$33.60	\$63.00	\$44.10
Distance from Cooperative in miles		1.05	7.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06962-0011	3-08665-0547	3-07179-0058
Address	2659 WEST 36 STREET	2911 BRIGHTON 5 STREET	2375 EAST 3 STREET
Neighborhood	CONEY ISLAND	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	106	135
Year Built	1965	1963	1957
Gross SqFt	131,439	100,300	112,320
Estimated Gross Income	\$1,698,191	\$1,241,286	\$1,581,612
Gross Income per SqFt	\$12.92	\$12.38	\$14.08
Full Market Value	\$3,980,000	\$4,280,000	\$5,770,000
Market Value per SqFt	\$30.30	\$43.00	\$51.00
Distance from Cooperative in miles		2.05	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07084-0039	3-07234-0100	3-07212-0104
Address	225 AVENUE T	2611 WEST 2 STREET	557 AVENUE Z
Neighborhood	GRAVESEND	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	120	120
Year Built	1960	1949	1951
Gross SqFt	113,442	97,440	97,440
Estimated Gross Income	\$1,823,012	\$1,413,116	\$2,177,644
Gross Income per SqFt	\$16.07	\$14.50	\$22.35
Full Market Value	\$4,270,000	\$4,880,000	\$9,460,000
Market Value per SqFt	\$37.60	\$50.00	\$97.00
Distance from Cooperative in miles		1.10	0.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07089-0062	3-06382-0006	3-05881-0038
Address	2035 EAST 7 STREET	2225 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	69	69
Year Built	1962	1960	1960
Gross SqFt	59,312	52,542	50,400
Estimated Gross Income	\$865,955	\$713,420	\$763,379
Gross Income per SqFt	\$14.60	\$13.58	\$15.15
Full Market Value	\$3,160,000	\$2,600,000	\$3,020,000
Market Value per SqFt	\$53.00	\$50.00	\$60.00
Distance from Cooperative in miles		1.55	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07104-0144	3-06382-0006	3-05881-0038
Address	388 AVENUE S	2225 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	69	69
Year Built	1951	1960	1960
Gross SqFt	54,000	52,542	50,400
Estimated Gross Income	\$788,400	\$713,420	\$763,379
Gross Income per SqFt	\$14.60	\$13.58	\$15.15
Full Market Value	\$2,880,000	\$2,600,000	\$3,020,000
Market Value per SqFt	\$53.00	\$50.00	\$60.00
Distance from Cooperative in miles		1.20	4.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07109-0001	3-06047-0031	3-06107-0029
Address	602 AVENUE T	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	78	83
Year Built	1938	1927	1928
Gross SqFt	79,920	62,556	57,024
Estimated Gross Income	\$1,235,563	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,890,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		4.10	3.75

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07158-0063	3-07179-0058	3-07198-0006
Address	2265 OCEAN PARKWAY	2375 EAST 3 STREET	410 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	135	45
Year Built	1956	1957	1957
Gross SqFt	64,080	112,320	43,974
Estimated Gross Income	\$935,568	\$1,581,612	\$539,681
Gross Income per SqFt	\$14.60	\$14.08	\$12.27
Full Market Value	\$3,410,000	\$5,770,000	\$1,860,000
Market Value per SqFt	\$53.00	\$51.00	\$42.30
Distance from Cooperative in miles		0.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07159-0040	3-07212-0104	
Address	735 AVENUE W	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	100	120	
Year Built	1962	1951	
Gross SqFt	91,200	97,440	
Estimated Gross Income	\$1,465,584	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,800,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07178-0022	3-07179-0058	
Address	2400 EAST 3 STREET	2375 EAST 3 STREET	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	180	135	
Year Built	1957	1957	
Gross SqFt	156,610	112,320	
Estimated Gross Income	\$2,023,401	\$1,581,612	
Gross Income per SqFt	\$12.92	\$14.08	
Full Market Value	\$7,390,000	\$5,770,000	
Market Value per SqFt	\$47.20	\$51.00	
Distance from Cooperative in miles		0.05	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07181-0001	3-07158-0033	3-07197-0001
Address	2310 OCEAN PARKWAY	2245 OCEAN PARKWAY	388 AVENUE X
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	74	76
Year Built	1954	1958	1957
Gross SqFt	67,000	67,620	74,834
Estimated Gross Income	\$824,100	\$821,604	\$931,151
Gross Income per SqFt	\$12.30	\$12.15	\$12.44
Full Market Value	\$2,840,000	\$2,830,000	\$3,210,000
Market Value per SqFt	\$42.40	\$42.00	\$42.90
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07182-0031	3-06083-0038	3-06110-0052
Address	527 AVENUE X	9102 COLONIAL ROAD	9330 FT HAMILTON PARKWAY
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	32	48
Year Built	1962	1950	1955
Gross SqFt	26,784	30,077	32,400
Estimated Gross Income	\$466,041	\$508,761	\$580,321
Gross Income per SqFt	\$17.40	\$16.92	\$17.91
Full Market Value	\$1,840,000	\$2,010,000	\$2,300,000
Market Value per SqFt	\$69.00	\$67.00	\$71.00
Distance from Cooperative in miles		4.45	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07182-0046	3-05881-0038	3-06383-0006
Address	2373 OCEAN PARKWAY	15 MACKAY PLACE	2255 BENSON AVENUE
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	69	69
Year Built	1960	1960	1960
Gross SqFt	52,800	50,400	54,210
Estimated Gross Income	\$770,880	\$763,379	\$761,571
Gross Income per SqFt	\$14.60	\$15.15	\$14.05
Full Market Value	\$2,810,000	\$3,020,000	\$2,780,000
Market Value per SqFt	\$53.00	\$60.00	\$51.00
Distance from Cooperative in miles		4.90	1.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07214-0001	3-08665-0547	3-07179-0058
Address	2525 WEST 2 STREET	2911 BRIGHTON 5 STREET	2375 EAST 3 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	106	135
Year Built	1957	1963	1957
Gross SqFt	177,000	100,300	112,320
Estimated Gross Income	\$2,286,840	\$1,241,286	\$1,581,612
Gross Income per SqFt	\$12.92	\$12.38	\$14.08
Full Market Value	\$8,350,000	\$4,280,000	\$5,770,000
Market Value per SqFt	\$47.20	\$43.00	\$51.00
Distance from Cooperative in miles		0.60	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07218-0059	3-07212-0104	
Address	2580 OCEAN PARKWAY	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	90	120	
Year Built	1961	1951	
Gross SqFt	87,024	97,440	
Estimated Gross Income	\$1,398,475	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,540,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		0.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07223-0011	3-07212-0104	
Address	2514 EAST 7 STREET	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	60	120	
Year Built	1953	1951	
Gross SqFt	80,955	97,440	
Estimated Gross Income	\$1,300,946	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,150,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		0.55	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07223-0027	3-06383-0006	3-05881-0038
Address	2552 EAST 7 STREET	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	69	69
Year Built	1953	1960	1960
Gross SqFt	66,000	54,210	50,400
Estimated Gross Income	\$963,600	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,520,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		1.80	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0037	3-06383-0006	3-05881-0038
Address	701 GERALD COURT	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	69	69
Year Built	1953	1960	1960
Gross SqFt	54,000	54,210	50,400
Estimated Gross Income	\$788,400	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$2,880,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		1.80	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0050	3-07179-0058	3-08665-0547
Address	2531 EAST 7 STREET	2375 EAST 3 STREET	2911 BRIGHTON 5 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	135	106
Year Built	1953	1957	1963
Gross SqFt	137,280	112,320	100,300
Estimated Gross Income	\$1,773,657	\$1,581,612	\$1,241,286
Gross Income per SqFt	\$12.92	\$14.08	\$12.38
Full Market Value	\$6,470,000	\$5,770,000	\$4,280,000
Market Value per SqFt	\$47.10	\$51.00	\$42.70
Distance from Cooperative in miles		0.40	0.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07224-0128	3-06060-0032	3-05389-0067
Address	702 KATHLEEN COURT	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	OCEAN PARKWAY-SOUTH	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	48	48
Year Built	1953	1935	1932
Gross SqFt	41,436	46,488	41,963
Estimated Gross Income	\$548,198	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,000,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		4.60	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0042	3-06383-0006	3-05881-0038
Address	2610 OCEAN PARKWAY	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	69	69
Year Built	1964	1960	1960
Gross SqFt	51,800	54,210	50,400
Estimated Gross Income	\$756,280	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$2,760,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		1.60	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0049	3-06383-0006	3-05881-0038
Address	2620 OCEAN PARKWAY	2255 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	OCEAN PARKWAY-SOUTH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	69	69
Year Built	1960	1960	1960
Gross SqFt	67,272	54,210	50,400
Estimated Gross Income	\$982,171	\$761,571	\$763,379
Gross Income per SqFt	\$14.60	\$14.05	\$15.15
Full Market Value	\$3,580,000	\$2,780,000	\$3,020,000
Market Value per SqFt	\$53.00	\$51.00	\$60.00
Distance from Cooperative in miles		1.60	5.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07238-0115	3-07212-0104	
Address	2650 OCEAN PARKWAY	557 AVENUE Z	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	190	120	
Year Built	1962	1951	
Gross SqFt	201,360	97,440	
Estimated Gross Income	\$3,235,855	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$12,800,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		0.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07244-0058	3-07234-0100	3-07212-0104
Address	711 MONTAUK COURT	2611 WEST 2 STREET	557 AVENUE Z
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	120	120
Year Built	1955	1949	1951
Gross SqFt	85,680	97,440	97,440
Estimated Gross Income	\$1,376,877	\$1,413,116	\$2,177,644
Gross Income per SqFt	\$16.07	\$14.50	\$22.35
Full Market Value	\$5,450,000	\$4,880,000	\$9,460,000
Market Value per SqFt	\$64.00	\$50.00	\$97.00
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07244-0105	3-07235-0001	
Address	2675 EAST 7 STREET	2612 WEST STREET	
Neighborhood	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	240	
Year Built	1956	1951	
Gross SqFt	120,269	194,880	
Estimated Gross Income	\$1,743,900	\$2,826,236	
Gross Income per SqFt	\$14.50	\$14.50	
Full Market Value	\$6,370,000	\$9,750,000	
Market Value per SqFt	\$53.00	\$50.00	
Distance from Cooperative in miles		0.45	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07250-0001	3-06489-0001	
Address	2790 WEST 5 STREET	1483 SHORE PARKWAY	
Neighborhood	CONEY ISLAND	BATH BEACH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	1,038	462	
Year Built	1963	1949	
Gross SqFt	1,259,938	349,060	
Estimated Gross Income	\$18,243,902	\$5,193,180	
Gross Income per SqFt	\$14.48	\$14.88	
Full Market Value	\$42,700,000	\$17,900,000	
Market Value per SqFt	\$33.90	\$51.00	
Distance from Cooperative in miles		1.95	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07253-0001	3-06489-0001	3-07179-0058
Address	2830 OCEAN PARKWAY	1483 SHORE PARKWAY	2375 EAST 3 STREET
Neighborhood	CONEY ISLAND	BATH BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,557	462	135
Year Built	1962	1949	1957
Gross SqFt	1,800,000	349,060	112,320
Estimated Gross Income	\$26,064,000	\$5,193,180	\$1,581,612
Gross Income per SqFt	\$14.48	\$14.88	\$14.08
Full Market Value	\$61,000,000	\$17,900,000	\$5,770,000
Market Value per SqFt	\$33.90	\$51.00	\$51.00
Distance from Cooperative in miles		2.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0009	3-06382-0006	3-05881-0038
Address	2815 OCEAN PARKWAY	2225 BENSON AVENUE	15 MACKAY PLACE
Neighborhood	BRIGHTON BEACH	GRAVESEND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	69	69
Year Built	1963	1960	1960
Gross SqFt	59,700	52,542	50,400
Estimated Gross Income	\$871,620	\$713,420	\$763,379
Gross Income per SqFt	\$14.60	\$13.58	\$15.15
Full Market Value	\$3,180,000	\$2,600,000	\$3,020,000
Market Value per SqFt	\$53.00	\$50.00	\$60.00
Distance from Cooperative in miles		1.90	5.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0020	3-05881-0038	3-06383-0006
Address	2785 OCEAN PARKWAY	15 MACKAY PLACE	2255 BENSON AVENUE
Neighborhood	BRIGHTON BEACH	BAY RIDGE	GRAVESEND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	69	69
Year Built	1964	1960	1960
Gross SqFt	67,684	50,400	54,210
Estimated Gross Income	\$988,186	\$763,379	\$761,571
Gross Income per SqFt	\$14.60	\$15.15	\$14.05
Full Market Value	\$3,610,000	\$3,020,000	\$2,780,000
Market Value per SqFt	\$53.00	\$60.00	\$51.00
Distance from Cooperative in miles		5.30	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-0028	3-07234-0001	3-07235-0001
Address	2727 OCEAN PARKWAY	2612 WEST 2 STREET	2612 WEST STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	174	240	240
Year Built	1956	1951	1951
Gross SqFt	150,000	194,880	194,880
Estimated Gross Income	\$2,175,000	\$2,826,234	\$2,826,236
Gross Income per SqFt	\$14.50	\$14.50	\$14.50
Full Market Value	\$7,940,000	\$9,750,000	\$9,750,000
Market Value per SqFt	\$53.00	\$50.00	\$50.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07268-0001	3-06469-0001	3-06489-0001
Address	2885 WEST 12 STREET	2064 CROSEY AVENUE	1483 SHORE PARKWAY
Neighborhood	CONEY ISLAND	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	1,760	420	462
Year Built	1960	1948	1949
Gross SqFt	1,736,700	316,900	349,060
Estimated Gross Income	\$25,199,517	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.51	\$14.90	\$14.88
Full Market Value	\$92,000,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$53.00	\$51.00	\$51.00
Distance from Cooperative in miles		1.95	1.95

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07273-0025	3-06469-0001	3-06489-0001
Address	2928 WEST 5 STREET	2064 CROPSY AVENUE	1483 SHORE PARKWAY
Neighborhood	CONEY ISLAND	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	572	420	462
Year Built	1964	1948	1949
Gross SqFt	623,806	316,900	349,060
Estimated Gross Income	\$9,294,709	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$33,900,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$54.00	\$51.00	\$51.00
Distance from Cooperative in miles		2.05	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07273-0050	3-06469-0001	3-06489-0001
Address	2940 WEST 5 STREET	2064 CROPSY AVENUE	1483 SHORE PARKWAY
Neighborhood	CONEY ISLAND	BATH BEACH	BATH BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	572	420	462
Year Built	1964	1948	1949
Gross SqFt	623,806	316,900	349,060
Estimated Gross Income	\$9,294,709	\$4,721,068	\$5,193,180
Gross Income per SqFt	\$14.90	\$14.90	\$14.88
Full Market Value	\$33,900,000	\$16,300,000	\$17,900,000
Market Value per SqFt	\$54.00	\$51.00	\$51.00
Distance from Cooperative in miles		2.05	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0001	3-01811-0019	3-07046-0001
Address	460 NEPTUNE AVENUE	510 QUINCY STREET	3528 MERMAID AVENUE
Neighborhood	CONEY ISLAND	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	572	196	261
Year Built	1964	1974	1979
Gross SqFt	623,800	212,405	230,500
Estimated Gross Income	\$8,945,292	\$2,714,389	\$3,663,218
Gross Income per SqFt	\$14.34	\$12.78	\$15.89
Full Market Value	\$32,700,000	\$9,360,000	\$14,500,000
Market Value per SqFt	\$52.00	\$44.00	\$63.00
Distance from Cooperative in miles		7.70	1.65

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0015	3-01811-0019	3-07046-0001
Address	440 NEPTUNE AVENUE	510 QUINCY STREET	3528 MERMAID AVENUE
Neighborhood	CONEY ISLAND	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	572	196	261
Year Built	1964	1974	1979
Gross SqFt	623,806	212,405	230,500
Estimated Gross Income	\$8,945,378	\$2,714,389	\$3,663,218
Gross Income per SqFt	\$14.34	\$12.78	\$15.89
Full Market Value	\$32,700,000	\$9,360,000	\$14,500,000
Market Value per SqFt	\$52.00	\$44.00	\$63.00
Distance from Cooperative in miles		7.70	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07274-0060	3-01811-0019	3-07046-0001
Address	2915 WEST 5 STREET	510 QUINCY STREET	3528 MERMAID AVENUE
Neighborhood	CONEY ISLAND	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	628	196	261
Year Built	1964	1974	1979
Gross SqFt	491,050	212,405	230,500
Estimated Gross Income	\$7,041,657	\$2,714,389	\$3,663,218
Gross Income per SqFt	\$14.34	\$12.78	\$15.89
Full Market Value	\$25,700,000	\$9,360,000	\$14,500,000
Market Value per SqFt	\$52.00	\$44.00	\$63.00
Distance from Cooperative in miles		7.70	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07293-0003	3-06683-0052	3-08470-1018
Address	1410 AVENUE S	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	48	35	98
Year Built	1939	1931	2000
Gross SqFt	50,400	25,075	107,569
Estimated Gross Income	\$514,600	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.21	\$13.20	\$44.00
Full Market Value	\$1,600,000	\$775,000	\$23,800,000
Market Value per SqFt	\$31.70	\$31.00	\$221.00
Distance from Cooperative in miles		0.40	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07299-0001	3-06683-0052	3-08470-1018
Address	2375 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1941	1931	2000
Gross SqFt	73,800	25,075	107,569
Estimated Gross Income	\$910,570	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.34	\$13.20	\$44.00
Full Market Value	\$3,140,000	\$775,000	\$23,800,000
Market Value per SqFt	\$42.50	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	1.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07322-0007	3-06653-0034	3-06730-0072
Address	1716 AVENUE T	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	98	98
Year Built	1932	1962	1929
Gross SqFt	55,800	81,888	100,610
Estimated Gross Income	\$750,264	\$1,148,847	\$956,100
Gross Income per SqFt	\$13.45	\$14.03	\$9.50
Full Market Value	\$2,740,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$49.10	\$51.00	\$27.10
Distance from Cooperative in miles		1.20	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07323-0025	3-06653-0034	3-06730-0072
Address	2060 EAST 19 STREET	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	MADISON	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	98	98
Year Built	1964	1962	1929
Gross SqFt	79,356	81,888	100,610
Estimated Gross Income	\$1,057,010	\$1,148,847	\$956,100
Gross Income per SqFt	\$13.32	\$14.03	\$9.50
Full Market Value	\$3,860,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$48.60	\$51.00	\$27.10
Distance from Cooperative in miles		1.25	1.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07335-0068	3-06683-0052	3-08470-1018
Address	3395 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MADISON	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	100	35	98
Year Built	1963	1931	2000
Gross SqFt	90,000	25,075	107,569
Estimated Gross Income	\$1,055,490	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.73	\$13.20	\$44.00
Full Market Value	\$3,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$40.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07355-0042	3-06683-0052	3-08470-1018
Address	2195 EAST 22 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1942	1931	2000
Gross SqFt	84,000	25,075	107,569
Estimated Gross Income	\$850,590	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.13	\$13.20	\$44.00
Full Market Value	\$2,430,000	\$775,000	\$23,800,000
Market Value per SqFt	\$28.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.90	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07369-0027	3-06683-0052	3-08470-1018
Address	2190 BRIGHAM STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	162	35	98
Year Built	1952	1931	2000
Gross SqFt	167,760	25,075	107,569
Estimated Gross Income	\$2,361,830	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.08	\$13.20	\$44.00
Full Market Value	\$8,620,000	\$775,000	\$23,800,000
Market Value per SqFt	\$51.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.55	1.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07370-0021	3-06683-0052	3-08470-1018
Address	3105 AVENUE V	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	144	35	98
Year Built	1952	1931	2000
Gross SqFt	154,263	25,075	107,569
Estimated Gross Income	\$2,246,645	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.56	\$13.20	\$44.00
Full Market Value	\$8,200,000	\$775,000	\$23,800,000
Market Value per SqFt	\$53.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.60	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07373-0029	3-06683-0052	3-08470-1018
Address	2277 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	113	35	98
Year Built	1962	1931	2000
Gross SqFt	112,700	25,075	107,569
Estimated Gross Income	\$1,442,490	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.80	\$13.20	\$44.00
Full Market Value	\$4,980,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.20	\$31.00	\$221.00
Distance from Cooperative in miles		0.70	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07380-0024	3-06653-0034	3-06730-0072
Address	2678 OCEAN AVENUE	1780 WEST 3 STREET	1640 OCEAN AVENUE
Neighborhood	SHEEPSHEAD BAY	GRAVESEND	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	98	98
Year Built	1963	1962	1929
Gross SqFt	64,122	81,888	100,610
Estimated Gross Income	\$695,800	\$1,148,847	\$956,100
Gross Income per SqFt	\$10.85	\$14.03	\$9.50
Full Market Value	\$2,160,000	\$4,190,000	\$2,730,000
Market Value per SqFt	\$33.70	\$51.00	\$27.10
Distance from Cooperative in miles		1.45	1.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0006	3-06683-0052	3-08470-1018
Address	2020 AVENUE V	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	50	35	98
Year Built	1961	1931	2000
Gross SqFt	50,463	25,075	107,569
Estimated Gross Income	\$667,590	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.23	\$13.20	\$44.00
Full Market Value	\$2,440,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.40	\$31.00	\$221.00
Distance from Cooperative in miles		0.90	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0073	3-06683-0052	3-08470-1018
Address	2701 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1959	1931	2000
Gross SqFt	47,397	25,075	107,569
Estimated Gross Income	\$634,565	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.39	\$13.20	\$44.00
Full Market Value	\$2,320,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.90	\$31.00	\$221.00
Distance from Cooperative in miles		0.95	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07381-0079	3-06683-0052	3-08470-1018
Address	2675 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	85	35	98
Year Built	1954	1931	2000
Gross SqFt	98,000	25,075	107,569
Estimated Gross Income	\$1,250,185	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.76	\$13.20	\$44.00
Full Market Value	\$4,310,000	\$775,000	\$23,800,000
Market Value per SqFt	\$44.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.95	2.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07392-0001	3-06683-0052	3-08470-1018
Address	2212 BRIGHAM STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	324	35	98
Year Built	1953	1931	2000
Gross SqFt	343,584	25,075	107,569
Estimated Gross Income	\$4,222,920	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.29	\$13.20	\$44.00
Full Market Value	\$14,600,000	\$775,000	\$23,800,000
Market Value per SqFt	\$42.50	\$31.00	\$221.00
Distance from Cooperative in miles		1.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07397-0001	3-06683-0052	3-08470-1018
Address	1075 SHEEPSHEAD BAY ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	114	35	98
Year Built	1963	1931	2000
Gross SqFt	89,615	25,075	107,569
Estimated Gross Income	\$940,180	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.49	\$13.20	\$44.00
Full Market Value	\$2,920,000	\$775,000	\$23,800,000
Market Value per SqFt	\$32.60	\$31.00	\$221.00
Distance from Cooperative in miles		0.80	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07397-0085	3-06683-0052	3-08470-1018
Address	1200 GRAVESEND NECK ROAD	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	71	35	98
Year Built	1963	1931	2000
Gross SqFt	70,710	25,075	107,569
Estimated Gross Income	\$944,015	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.35	\$13.20	\$44.00
Full Market Value	\$3,450,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.80	\$31.00	\$221.00
Distance from Cooperative in miles		0.80	2.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07398-0002	3-06683-0052	3-08470-1018
Address	2299 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1960	1931	2000
Gross SqFt	59,145	25,075	107,569
Estimated Gross Income	\$847,810	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.33	\$13.20	\$44.00
Full Market Value	\$3,090,000	\$775,000	\$23,800,000
Market Value per SqFt	\$52.00	\$31.00	\$221.00
Distance from Cooperative in miles		0.85	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07404-0001	3-06683-0052	3-08470-1018
Address	1900 AVENUE W	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	60	35	98
Year Built	1940	1931	2000
Gross SqFt	63,000	25,075	107,569
Estimated Gross Income	\$904,970	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.36	\$13.20	\$44.00
Full Market Value	\$3,300,000	\$775,000	\$23,800,000
Market Value per SqFt	\$52.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.00	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07405-0736	3-06683-0052	3-08470-1018
Address	2711 AVENUE X	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1961	1931	2000
Gross SqFt	80,016	25,075	107,569
Estimated Gross Income	\$1,061,290	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.26	\$13.20	\$44.00
Full Market Value	\$3,870,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.30	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-0013	3-06683-0052	3-08470-1018
Address	2430 HARING STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	108	35	98
Year Built	1952	1931	2000
Gross SqFt	119,662	25,075	107,569
Estimated Gross Income	\$1,518,490	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.69	\$13.20	\$44.00
Full Market Value	\$5,240,000	\$775,000	\$23,800,000
Market Value per SqFt	\$43.80	\$31.00	\$221.00
Distance from Cooperative in miles		1.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-0040	3-06683-0052	3-08470-1018
Address	2939 AVENUE Y	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	55	35	98
Year Built	1960	1931	2000
Gross SqFt	44,100	25,075	107,569
Estimated Gross Income	\$481,425	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.92	\$13.20	\$44.00
Full Market Value	\$1,500,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.50	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07422-1042	3-06683-0052	3-08470-1018
Address	2427 EAST 29 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	169	35	98
Year Built	1955	1931	2000
Gross SqFt	210,028	25,075	107,569
Estimated Gross Income	\$2,811,550	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.39	\$13.20	\$44.00
Full Market Value	\$10,300,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.45	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07423-0011	3-06683-0052	3-08470-1018
Address	2425 HARING STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	240	35	98
Year Built	1953	1931	2000
Gross SqFt	242,160	25,075	107,569
Estimated Gross Income	\$3,209,700	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.25	\$13.20	\$44.00
Full Market Value	\$11,700,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.30	\$31.00	\$221.00
Distance from Cooperative in miles		1.55	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0025	3-06683-0052	3-08470-1018
Address	2546 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	115	35	98
Year Built	1960	1931	2000
Gross SqFt	115,842	25,075	107,569
Estimated Gross Income	\$1,553,415	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.41	\$13.20	\$44.00
Full Market Value	\$5,670,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0034	3-06683-0052	3-08470-1018
Address	1237 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	128	35	98
Year Built	1958	1931	2000
Gross SqFt	122,753	25,075	107,569
Estimated Gross Income	\$1,646,090	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.41	\$13.20	\$44.00
Full Market Value	\$6,010,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	2.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0040	3-06683-0052	3-08470-1018
Address	1213 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	250	35	98
Year Built	1960	1931	2000
Gross SqFt	205,454	25,075	107,569
Estimated Gross Income	\$2,755,090	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.41	\$13.20	\$44.00
Full Market Value	\$10,100,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07433-0150	3-06683-0052	3-08470-1018
Address	2555 EAST 12 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1963	1931	2000
Gross SqFt	72,145	25,075	107,569
Estimated Gross Income	\$970,300	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.45	\$13.20	\$44.00
Full Market Value	\$3,540,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.10	\$31.00	\$221.00
Distance from Cooperative in miles		1.10	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-0020	3-06683-0052	3-08470-1018
Address	2940 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1930	1931	2000
Gross SqFt	52,500	25,075	107,569
Estimated Gross Income	\$723,670	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.78	\$13.20	\$44.00
Full Market Value	\$2,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$50.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.25	2.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-0028	3-06683-0052	3-08470-1018
Address	2950 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1930	1931	2000
Gross SqFt	52,500	25,075	107,569
Estimated Gross Income	\$723,670	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.78	\$13.20	\$44.00
Full Market Value	\$2,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$50.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.25	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0231	3-06683-0052	3-08470-1018
Address	2600 EAST 21 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	63	35	98
Year Built	1959	1931	2000
Gross SqFt	52,360	25,075	107,569
Estimated Gross Income	\$743,065	\$330,990	\$4,738,227
Gross Income per SqFt	\$14.19	\$13.20	\$44.00
Full Market Value	\$2,710,000	\$775,000	\$23,800,000
Market Value per SqFt	\$52.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0245	3-06683-0052	3-08470-1018
Address	2951 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	75	35	98
Year Built	1957	1931	2000
Gross SqFt	86,000	25,075	107,569
Estimated Gross Income	\$945,455	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.99	\$13.20	\$44.00
Full Market Value	\$2,940,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.30	2.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07441-0263	3-06683-0052	3-08470-1018
Address	2909 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	54	35	98
Year Built	1957	1931	2000
Gross SqFt	44,840	25,075	107,569
Estimated Gross Income	\$686,935	\$330,990	\$4,738,227
Gross Income per SqFt	\$15.32	\$13.20	\$44.00
Full Market Value	\$2,720,000	\$775,000	\$23,800,000
Market Value per SqFt	\$61.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.30	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07447-0028	3-06683-0052	3-08470-1018
Address	2520 BATCHELDER STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	540	35	98
Year Built	1958	1931	2000
Gross SqFt	583,000	25,075	107,569
Estimated Gross Income	\$6,745,730	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.57	\$13.20	\$44.00
Full Market Value	\$15,800,000	\$775,000	\$23,800,000
Market Value per SqFt	\$27.10	\$31.00	\$221.00
Distance from Cooperative in miles		1.65	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0001	3-06683-0052	3-08470-1018
Address	3020 AVENUE Y	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	360	35	98
Year Built	1960	1931	2000
Gross SqFt	408,000	25,075	107,569
Estimated Gross Income	\$4,582,410	\$330,990	\$4,738,227
Gross Income per SqFt	\$11.23	\$13.20	\$44.00
Full Market Value	\$10,700,000	\$775,000	\$23,800,000
Market Value per SqFt	\$26.20	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	1.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0025	3-06683-0052	3-08470-1018
Address	3021 AVENUE Z	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1956	1931	2000
Gross SqFt	77,500	25,075	107,569
Estimated Gross Income	\$1,058,220	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.65	\$13.20	\$44.00
Full Market Value	\$3,860,000	\$775,000	\$23,800,000
Market Value per SqFt	\$49.80	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07449-0030	3-06683-0052	3-08470-1018
Address	2555 BATCHELDER STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	66	35	98
Year Built	1956	1931	2000
Gross SqFt	79,500	25,075	107,569
Estimated Gross Income	\$1,101,275	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.85	\$13.20	\$44.00
Full Market Value	\$4,020,000	\$775,000	\$23,800,000
Market Value per SqFt	\$51.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.75	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07456-0006	3-06683-0052	3-08470-1018
Address	2616 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	140	35	98
Year Built	1958	1931	2000
Gross SqFt	123,786	25,075	107,569
Estimated Gross Income	\$1,359,225	\$330,990	\$4,738,227
Gross Income per SqFt	\$10.98	\$13.20	\$44.00
Full Market Value	\$4,220,000	\$775,000	\$23,800,000
Market Value per SqFt	\$34.10	\$31.00	\$221.00
Distance from Cooperative in miles		1.20	2.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07457-0001	3-06683-0052	3-08470-1018
Address	2620 EAST 13 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	192	35	98
Year Built	1952	1931	2000
Gross SqFt	188,374	25,075	107,569
Estimated Gross Income	\$3,059,645	\$330,990	\$4,738,227
Gross Income per SqFt	\$16.24	\$13.20	\$44.00
Full Market Value	\$12,100,000	\$775,000	\$23,800,000
Market Value per SqFt	\$64.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.25	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07457-0055	3-06683-0052	3-08470-1018
Address	2665 HOMECREST AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	157	35	98
Year Built	1962	1931	2000
Gross SqFt	136,296	25,075	107,569
Estimated Gross Income	\$2,223,895	\$330,990	\$4,738,227
Gross Income per SqFt	\$16.32	\$13.20	\$44.00
Full Market Value	\$8,800,000	\$775,000	\$23,800,000
Market Value per SqFt	\$65.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.25	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07463-0037	3-06683-0052	3-08470-1018
Address	2680 EAST 19 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	107	35	98
Year Built	1957	1931	2000
Gross SqFt	108,151	25,075	107,569
Estimated Gross Income	\$1,450,280	\$330,990	\$4,738,227
Gross Income per SqFt	\$13.41	\$13.20	\$44.00
Full Market Value	\$5,290,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.40	2.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07464-0035	3-06683-0052	3-08470-1018
Address	3060 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	149	35	98
Year Built	1956	1931	2000
Gross SqFt	152,920	25,075	107,569
Estimated Gross Income	\$1,925,535	\$330,990	\$4,738,227
Gross Income per SqFt	\$12.59	\$13.20	\$44.00
Full Market Value	\$6,640,000	\$775,000	\$23,800,000
Market Value per SqFt	\$43.40	\$31.00	\$221.00
Distance from Cooperative in miles		1.40	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07465-0052	3-06683-0052	3-08470-1018
Address	3025 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	91	35	98
Year Built	1954	1931	2000
Gross SqFt	94,100	25,075	107,569
Estimated Gross Income	\$-	\$330,990	\$4,738,227
Gross Income per SqFt	\$0.00	\$13.20	\$44.00
Full Market Value	\$5,860,000	\$775,000	\$23,800,000
Market Value per SqFt	\$62.00	\$31.00	\$221.00
Distance from Cooperative in miles		1.40	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07470-0059	3-00182-0057	3-00020-0006
Address	4665 BEDFORD AVENUE	103 SMITH STREET	25 JAY STREET
Neighborhood	SHEEPSHEAD BAY	BOERUM HILL	DOWNTOWN-FULTON FERRY
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	28	28
Year Built	1980	1900	1920
Gross SqFt	12,152	19,200	47,735
Estimated Gross Income	\$192,551	\$388,124	\$775,073
Gross Income per SqFt	\$15.85	\$20.21	\$16.24
Full Market Value	\$762,000	\$1,690,000	\$3,070,000
Market Value per SqFt	\$63.00	\$88.00	\$64.00
Distance from Cooperative in miles		7.30	8.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07475-0001	3-06683-0052	3-08470-1018
Address	3901 NOSTRAND AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	246	35	98
Year Built	1961	1931	2000
Gross SqFt	221,000	25,075	107,569
Estimated Gross Income	\$108,303	\$330,990	\$4,738,227
Gross Income per SqFt	\$0.49	\$13.20	\$44.00
Full Market Value	\$10,800,000	\$775,000	\$23,800,000
Market Value per SqFt	\$48.90	\$31.00	\$221.00
Distance from Cooperative in miles		1.70	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07554-0038	3-00220-0016	3-01424-0033
Address	2610 GLENWOOD ROAD	35 ORANGE STREET	988 MONTGOMERY STREET
Neighborhood	MIDWOOD	BROOKLYN HEIGHTS	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	48	53
Year Built	1926	1924	1927
Gross SqFt	44,200	47,136	47,164
Estimated Gross Income	\$500,786	\$600,152	\$506,356
Gross Income per SqFt	\$11.33	\$12.73	\$10.74
Full Market Value	\$1,560,000	\$2,070,000	\$1,570,000
Market Value per SqFt	\$35.30	\$44.00	\$33.30
Distance from Cooperative in miles		5.10	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07558-0063	3-02104-0008	3-01424-0033
Address	720 EAST 31 STREET	299 ADELPHI STREET	988 MONTGOMERY STREET
Neighborhood	FLATBUSH-EAST	FORT GREENE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	63	71	53
Year Built	1963	1927	1927
Gross SqFt	43,146	44,046	47,164
Estimated Gross Income	\$562,171	\$767,666	\$506,356
Gross Income per SqFt	\$13.03	\$17.43	\$10.74
Full Market Value	\$2,050,000	\$3,040,000	\$1,570,000
Market Value per SqFt	\$47.50	\$69.00	\$33.30
Distance from Cooperative in miles		4.00	2.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0023	3-07011-0011	3-01170-0005
Address	745 EAST 31 STREET	2828 WEST 28 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	90	122	85
Year Built	1963	1972	1926
Gross SqFt	82,440	102,000	75,535
Estimated Gross Income	\$1,188,785	\$1,499,696	\$1,459,271
Gross Income per SqFt	\$14.42	\$14.70	\$19.32
Full Market Value	\$4,340,000	\$3,510,000	\$6,340,000
Market Value per SqFt	\$53.00	\$34.00	\$84.00
Distance from Cooperative in miles		4.65	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0051	3-02104-0008	3-01424-0033
Address	720 EAST 32 STREET	299 ADELPHI STREET	988 MONTGOMERY STREET
Neighborhood	FLATBUSH-EAST	FORT GREENE	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	57	71	53
Year Built	1963	1927	1927
Gross SqFt	44,870	44,046	47,164
Estimated Gross Income	\$554,593	\$767,666	\$506,356
Gross Income per SqFt	\$12.36	\$17.43	\$10.74
Full Market Value	\$1,910,000	\$3,040,000	\$1,570,000
Market Value per SqFt	\$42.60	\$69.00	\$33.30
Distance from Cooperative in miles		4.05	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07559-0059	3-01424-0033	
Address	740 EAST 32 STREET	988 MONTGOMERY STREET	
Neighborhood	FLATBUSH-EAST	CROWN HEIGHTS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	58	53	
Year Built	1963	1927	
Gross SqFt	47,670	47,164	
Estimated Gross Income	\$589,201	\$506,356	
Gross Income per SqFt	\$12.36	\$10.74	
Full Market Value	\$2,030,000	\$1,570,000	
Market Value per SqFt	\$42.60	\$33.00	
Distance from Cooperative in miles		2.25	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07560-0001	3-06518-0059	3-00236-0015
Address	3215 AVENUE H	996 OCEAN PARKWAY	55 PIERREPONT STREET
Neighborhood	FLATBUSH-EAST	OCEAN PARKWAY-NORTH	BROOKLYN HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	192	121	191
Year Built	1961	1964	1928
Gross SqFt	188,540	154,378	157,042
Estimated Gross Income	\$2,464,350	\$1,858,718	\$2,462,596
Gross Income per SqFt	\$13.07	\$12.04	\$15.68
Full Market Value	\$8,990,000	\$6,410,000	\$5,760,000
Market Value per SqFt	\$47.70	\$42.00	\$36.70
Distance from Cooperative in miles		1.50	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07566-0011	3-05065-0021	3-06542-0070
Address	1363 OCEAN AVENUE	118 CLARKSON AVENUE	1235 OCEAN PARKWAY
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	137	119
Year Built	1929	1962	1942
Gross SqFt	115,200	112,356	126,000
Estimated Gross Income	\$1,290,977	\$1,339,261	\$1,394,880
Gross Income per SqFt	\$11.21	\$11.92	\$11.07
Full Market Value	\$4,010,000	\$4,620,000	\$4,330,000
Market Value per SqFt	\$34.80	\$41.00	\$34.40
Distance from Cooperative in miles		1.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07575-0006	3-01424-0033	3-06114-0006
Address	2901 AVENUE I	988 MONTGOMERY STREET	310 94 STREET
Neighborhood	MIDWOOD	CROWN HEIGHTS	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	54	53	74
Year Built	1941	1927	1928
Gross SqFt	54,000	47,164	48,000
Estimated Gross Income	\$667,440	\$506,356	\$824,364
Gross Income per SqFt	\$12.36	\$10.74	\$17.17
Full Market Value	\$2,300,000	\$1,570,000	\$3,260,000
Market Value per SqFt	\$42.60	\$33.00	\$68.00
Distance from Cooperative in miles		2.45	4.50

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07578-0062	3-07011-0011	3-01170-0005
Address	3220 AVENUE H	2828 WEST 28 STREET	36 PLAZA ST EAST
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	PROSPECT HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	122	85
Year Built	1941	1972	1926
Gross SqFt	78,420	102,000	75,535
Estimated Gross Income	\$1,130,816	\$1,499,696	\$1,459,271
Gross Income per SqFt	\$14.42	\$14.70	\$19.32
Full Market Value	\$4,130,000	\$3,510,000	\$6,340,000
Market Value per SqFt	\$53.00	\$34.00	\$84.00
Distance from Cooperative in miles		4.60	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07579-0010	3-04981-0001	3-01189-0060
Address	1655 FLATBUSH AVENUE	1401 NEW YORK AVENUE	49 CROWN STREET
Neighborhood	FLATBUSH-EAST	FLATBUSH-EAST	CROWN HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	644	420	321
Year Built	1964	1950	1973
Gross SqFt	689,000	324,000	320,000
Estimated Gross Income	\$7,664,436	\$3,751,376	\$3,637,675
Gross Income per SqFt	\$11.12	\$11.58	\$11.37
Full Market Value	\$23,800,000	\$12,900,000	\$8,520,000
Market Value per SqFt	\$34.50	\$40.00	\$26.60
Distance from Cooperative in miles		0.45	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07579-0029	3-01189-0060	3-04891-0001
Address	3310 AVENUE H	49 CROWN STREET	249 EAST 37 STREET
Neighborhood	FLATBUSH-EAST	CROWN HEIGHTS	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	360	321	53
Year Built	1950	1973	1931
Gross SqFt	295,200	320,000	44,928
Estimated Gross Income	\$3,286,845	\$3,637,675	\$550,723
Gross Income per SqFt	\$11.13	\$11.37	\$12.26
Full Market Value	\$10,200,000	\$8,520,000	\$1,900,000
Market Value per SqFt	\$34.60	\$27.00	\$42.30
Distance from Cooperative in miles		2.70	1.30

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07584-0035	3-01189-0060	3-04981-0001
Address	1401 OCEAN AVENUE	49 CROWN STREET	1401 NEW YORK AVENUE
Neighborhood	MIDWOOD	CROWN HEIGHTS	FLATBUSH-EAST
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	321	420
Year Built	1963	1973	1950
Gross SqFt	244,188	320,000	324,000
Estimated Gross Income	\$2,663,529	\$3,637,675	\$3,751,376
Gross Income per SqFt	\$10.91	\$11.37	\$11.58
Full Market Value	\$8,280,000	\$8,520,000	\$12,900,000
Market Value per SqFt	\$33.90	\$27.00	\$39.80
Distance from Cooperative in miles		2.85	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07593-0041	3-01208-0001	3-07158-0033
Address	909 EAST 29 STREET	77 NEW YORK AVENUE	2245 OCEAN PARKWAY
Neighborhood	MIDWOOD	CROWN HEIGHTS	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	103	74
Year Built	1939	1975	1958
Gross SqFt	68,400	67,582	67,620
Estimated Gross Income	\$774,972	\$835,706	\$821,604
Gross Income per SqFt	\$11.33	\$12.37	\$12.15
Full Market Value	\$2,410,000	\$1,960,000	\$2,830,000
Market Value per SqFt	\$35.20	\$29.00	\$41.90
Distance from Cooperative in miles		3.40	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07630-0012	3-07688-0041	
Address	2525 NOSTRAND AVENUE	2702 KINGS HIGHWAY	
Neighborhood	FLATBUSH-EAST	MADISON	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	114	107	
Year Built	1953	1937	
Gross SqFt	113,850	113,820	
Estimated Gross Income	\$1,182,036	\$1,189,137	
Gross Income per SqFt	\$10.38	\$10.45	
Full Market Value	\$3,670,000	\$3,070,000	
Market Value per SqFt	\$32.20	\$27.00	
Distance from Cooperative in miles		0.70	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07654-0014	3-01799-0013	3-06069-0013
Address	3626 KINGS HIGHWAY	572 GREENE AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	MARINE PARK	BEDFORD STUYVESANT	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	84	139
Year Built	1939	1931	1927
Gross SqFt	94,128	71,884	96,952
Estimated Gross Income	\$1,357,326	\$1,238,075	\$1,562,848
Gross Income per SqFt	\$14.42	\$17.22	\$16.12
Full Market Value	\$4,950,000	\$2,900,000	\$6,190,000
Market Value per SqFt	\$53.00	\$40.00	\$64.00
Distance from Cooperative in miles		4.70	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07656-0042	3-07011-0011	3-06069-0013
Address	1801 OCEAN AVENUE	2828 WEST 28 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	MIDWOOD	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	122	139
Year Built	1962	1972	1927
Gross SqFt	70,884	102,000	96,952
Estimated Gross Income	\$1,022,147	\$1,499,696	\$1,562,848
Gross Income per SqFt	\$14.42	\$14.70	\$16.12
Full Market Value	\$3,730,000	\$3,510,000	\$6,190,000
Market Value per SqFt	\$53.00	\$34.00	\$64.00
Distance from Cooperative in miles		3.55	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07674-0021	3-02102-0008	
Address	1925 OCEAN AVENUE	249 CUMBERLAND STREET	
Neighborhood	MIDWOOD	FORT GREENE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	41	70	
Year Built	1933	1928	
Gross SqFt	38,000	38,742	
Estimated Gross Income	\$351,477	\$952,461	
Gross Income per SqFt	\$9.25	\$24.58	
Full Market Value	\$1,000,000	\$4,140,000	
Market Value per SqFt	\$26.30	\$107.00	
Distance from Cooperative in miles		5.20	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07680-0001	3-05123-0001	3-01322-0001
Address	2607 AVENUE O	1904 ALBEMARLE ROAD	501 NEW YORK AVENUE
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	59	89
Year Built	1950	1927	1952
Gross SqFt	62,500	67,074	68,220
Estimated Gross Income	\$695,250	\$681,546	\$878,710
Gross Income per SqFt	\$11.12	\$10.16	\$12.88
Full Market Value	\$2,160,000	\$1,940,000	\$3,210,000
Market Value per SqFt	\$34.60	\$29.00	\$47.10
Distance from Cooperative in miles		2.20	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07681-0010	3-07011-0011	3-06069-0013
Address	2705 KINGS HIGHWAY	2828 WEST 28 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	MIDWOOD	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	122	139
Year Built	1950	1972	1927
Gross SqFt	85,165	102,000	96,952
Estimated Gross Income	\$1,228,079	\$1,499,696	\$1,562,848
Gross Income per SqFt	\$14.42	\$14.70	\$16.12
Full Market Value	\$4,480,000	\$3,510,000	\$6,190,000
Market Value per SqFt	\$53.00	\$34.00	\$64.00
Distance from Cooperative in miles		3.70	4.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07682-0016	3-05123-0001	3-01322-0001
Address	2807 KINGS HIGHWAY	1904 ALBEMARLE ROAD	501 NEW YORK AVENUE
Neighborhood	MIDWOOD	FLATBUSH-CENTRAL	FLATBUSH-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	59	89
Year Built	1950	1927	1952
Gross SqFt	65,500	67,074	68,220
Estimated Gross Income	\$728,622	\$681,546	\$878,710
Gross Income per SqFt	\$11.12	\$10.16	\$12.88
Full Market Value	\$2,260,000	\$1,940,000	\$3,210,000
Market Value per SqFt	\$34.50	\$29.00	\$47.10
Distance from Cooperative in miles		2.20	3.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07690-0082	3-03908-0010	3-06770-0001
Address	2922 NOSTRAND AVENUE	2 ELTON STREET	2302 AVENUE O
Neighborhood	MADISON	CYPRESS HILLS	MIDWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	53	42
Year Built	1960	1928	1936
Gross SqFt	50,000	47,505	47,300
Estimated Gross Income	\$510,365	\$548,835	\$423,828
Gross Income per SqFt	\$10.21	\$11.55	\$8.96
Full Market Value	\$1,590,000	\$1,280,000	\$1,090,000
Market Value per SqFt	\$31.80	\$27.00	\$23.04
Distance from Cooperative in miles		5.70	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07776-0026	3-05155-0050	3-06825-0037
Address	1270 EAST 51 STREET	405 WESTMINSTER ROAD	2350 OCEAN AVENUE
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	MADISON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	156	138	110
Year Built	1966	1960	1974
Gross SqFt	149,521	153,424	130,842
Estimated Gross Income	\$2,120,671	\$1,883,105	\$2,215,215
Gross Income per SqFt	\$14.18	\$12.27	\$16.93
Full Market Value	\$7,740,000	\$6,500,000	\$8,770,000
Market Value per SqFt	\$52.00	\$42.00	\$67.00
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07777-0026	3-07308-0032	3-05324-0001
Address	1271 EAST 51 STREET	3280 NOSTRAND AVENUE	333 MC DONALD AVENUE
Neighborhood	FLATLANDS	MADISON	KENSINGTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	181	268
Year Built	1965	1961	1960
Gross SqFt	149,520	186,257	245,202
Estimated Gross Income	\$1,842,326	\$2,665,693	\$3,372,929
Gross Income per SqFt	\$12.32	\$14.31	\$13.76
Full Market Value	\$6,360,000	\$9,730,000	\$12,300,000
Market Value per SqFt	\$42.50	\$52.00	\$50.00
Distance from Cooperative in miles		1.95	3.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07778-0024	3-05155-0050	
Address	1190 EAST 53 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,860,388	\$1,883,105	
Gross Income per SqFt	\$12.44	\$12.27	
Full Market Value	\$6,420,000	\$6,500,000	
Market Value per SqFt	\$42.90	\$42.00	
Distance from Cooperative in miles		2.25	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07779-0022	3-05155-0050	
Address	1199 EAST 53 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,860,388	\$1,883,105	
Gross Income per SqFt	\$12.44	\$12.27	
Full Market Value	\$6,420,000	\$6,500,000	
Market Value per SqFt	\$42.90	\$42.00	
Distance from Cooperative in miles		2.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07780-0008	3-05155-0050	
Address	1165 EAST 54 STREET	405 WESTMINSTER ROAD	
Neighborhood	FLATLANDS	FLATBUSH-CENTRAL	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	156	138	
Year Built	1966	1960	
Gross SqFt	149,520	153,424	
Estimated Gross Income	\$1,860,388	\$1,883,105	
Gross Income per SqFt	\$12.44	\$12.27	
Full Market Value	\$6,420,000	\$6,500,000	
Market Value per SqFt	\$42.90	\$42.00	
Distance from Cooperative in miles		2.35	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07822-0045	3-01322-0001	
Address	2020 EAST 41 STREET	501 NEW YORK AVENUE	
Neighborhood	FLATLANDS	FLATBUSH-NORTH	
Building Classification	D4-ELEVATOR	D7-ELEVATOR	
Total Units	54	89	
Year Built	1931	1952	
Gross SqFt	67,500	68,220	
Estimated Gross Income	\$750,870	\$878,710	
Gross Income per SqFt	\$11.12	\$12.88	
Full Market Value	\$2,330,000	\$3,210,000	
Market Value per SqFt	\$34.50	\$47.00	
Distance from Cooperative in miles		2.80	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07869-0011	3-07011-0011	3-06069-0013
Address	2239 TROY AVENUE	2828 WEST 28 STREET	8829 FT HAMILTON PARKWAY
Neighborhood	FLATLANDS	CONEY ISLAND	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	122	139
Year Built	1953	1972	1927
Gross SqFt	105,900	102,000	96,952
Estimated Gross Income	\$1,527,078	\$1,499,696	\$1,562,848
Gross Income per SqFt	\$14.42	\$14.70	\$16.12
Full Market Value	\$5,570,000	\$3,510,000	\$6,190,000
Market Value per SqFt	\$53.00	\$34.00	\$64.00
Distance from Cooperative in miles		4.45	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08235-0289	3-05670-0047	3-05024-0063
Address	1001 EAST 108 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	CANARSIE	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	75	11	16
Year Built	1967	1916	1931
Gross SqFt	52,590	22,500	7,596
Estimated Gross Income	\$932,095	\$382,764	\$135,817
Gross Income per SqFt	\$17.72	\$17.01	\$17.88
Full Market Value	\$3,690,000	\$1,520,000	\$538,000
Market Value per SqFt	\$70.00	\$68.00	\$71.00
Distance from Cooperative in miles		5.60	4.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08235-0315	3-05670-0047	3-05024-0063
Address	959 EAST 108 STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	CANARSIE	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	75	11	16
Year Built	1967	1916	1931
Gross SqFt	52,590	22,500	7,596
Estimated Gross Income	\$983,595	\$382,764	\$135,817
Gross Income per SqFt	\$18.70	\$17.01	\$17.88
Full Market Value	\$3,890,000	\$1,520,000	\$538,000
Market Value per SqFt	\$74.00	\$68.00	\$71.00
Distance from Cooperative in miles		5.60	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08378-0001	3-05670-0047	3-05024-0063
Address	5607 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	22	11	16
Year Built	1955	1916	1931
Gross SqFt	18,576	22,500	7,596
Estimated Gross Income	\$290,635	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$1,150,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		4.05	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08399-0040	3-05670-0047	3-05024-0063
Address	5610 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	36	11	16
Year Built	1955	1916	1931
Gross SqFt	32,233	22,500	7,596
Estimated Gross Income	\$504,310	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$2,000,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		4.10	4.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08399-0120	3-05670-0047	3-05024-0063
Address	2001 PEARSON STREET	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	56	11	16
Year Built	1955	1916	1931
Gross SqFt	49,940	22,500	7,596
Estimated Gross Income	\$781,350	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$3,090,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		4.15	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08400-0040	3-05670-0047	3-05024-0063
Address	5710 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	72	11	16
Year Built	1955	1916	1931
Gross SqFt	63,606	22,500	7,596
Estimated Gross Income	\$995,160	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$3,940,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		4.15	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08401-0020	3-05670-0047	3-05024-0063
Address	5810 AVENUE T	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	68	11	16
Year Built	1955	1916	1931
Gross SqFt	60,288	22,500	7,596
Estimated Gross Income	\$943,250	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$3,730,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		4.20	4.00

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08429-0036	3-05670-0047	3-05024-0063
Address	6910 AVENUE U	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	BERGEN BEACH	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	D4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	128	11	16
Year Built	1963	1916	1931
Gross SqFt	117,852	22,500	7,596
Estimated Gross Income	\$-	\$382,764	\$135,817
Gross Income per SqFt	\$0.00	\$17.01	\$17.88
Full Market Value	\$3,570,000	\$1,520,000	\$538,000
Market Value per SqFt	\$30.30	\$68.00	\$71.00
Distance from Cooperative in miles		4.60	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08514-0038	3-05670-0047	3-05024-0063
Address	5302 FILLMORE AVENUE	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	28	11	16
Year Built	1955	1916	1931
Gross SqFt	25,424	22,500	7,596
Estimated Gross Income	\$397,780	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$1,570,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		3.90	3.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08515-0024	3-05670-0047	3-05024-0063
Address	5405 AVENUE S	1379 54 STREET	526 FLATBUSH AVENUE
Neighborhood	OLD MILL BASIN	BOROUGH PARK	FLATBUSH-LEFFERTS GARDEN
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	58	11	16
Year Built	1955	1916	1931
Gross SqFt	51,936	22,500	7,596
Estimated Gross Income	\$812,575	\$382,764	\$135,817
Gross Income per SqFt	\$15.65	\$17.01	\$17.88
Full Market Value	\$3,220,000	\$1,520,000	\$538,000
Market Value per SqFt	\$62.00	\$68.00	\$71.00
Distance from Cooperative in miles		3.95	3.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0068	3-06377-0022	
Address	3045 OCEAN PARKWAY	37 BAY 26 STREET	
Neighborhood	BRIGHTON BEACH	BATH BEACH	
Building Classification	C6-WALK-UP	C1-WALK-UP	
Total Units	30	32	
Year Built	1931	1924	
Gross SqFt	35,200	27,000	
Estimated Gross Income	\$540,320	\$446,853	
Gross Income per SqFt	\$15.35	\$16.55	
Full Market Value	\$2,140,000	\$1,770,000	
Market Value per SqFt	\$61.00	\$66.00	
Distance from Cooperative in miles		2.35	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0073	3-06377-0022	3-06114-0053
Address	3039 OCEAN PARKWAY	37 BAY 26 STREET	361 95 STREET
Neighborhood	BRIGHTON BEACH	BATH BEACH	BAY RIDGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	32	39
Year Built	1925	1924	1926
Gross SqFt	28,480	27,000	32,044
Estimated Gross Income	\$437,168	\$446,853	\$433,195
Gross Income per SqFt	\$15.35	\$16.55	\$13.52
Full Market Value	\$1,730,000	\$1,770,000	\$1,580,000
Market Value per SqFt	\$61.00	\$66.00	\$49.30
Distance from Cooperative in miles		2.35	4.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08669-0077	3-07263-0124	3-08716-0080
Address	3017 OCEAN PARKWAY	2822 BRIGHTON 8 STREET	3047 BRIGHTON 13 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	46	42	41
Year Built	1924	1930	1926
Gross SqFt	34,720	32,400	30,800
Estimated Gross Income	\$532,952	\$388,866	\$397,096
Gross Income per SqFt	\$15.35	\$12.00	\$12.89
Full Market Value	\$2,110,000	\$1,340,000	\$1,450,000
Market Value per SqFt	\$61.00	\$41.00	\$47.10
Distance from Cooperative in miles		0.45	0.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08679-0007	3-08665-0547	3-07179-0058
Address	3101 OCEAN PARKWAY	2911 BRIGHTON 5 STREET	2375 EAST 3 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	102	106	135
Year Built	1956	1963	1957
Gross SqFt	121,000	100,300	112,320
Estimated Gross Income	\$1,563,320	\$1,241,286	\$1,581,612
Gross Income per SqFt	\$12.92	\$12.38	\$14.08
Full Market Value	\$5,710,000	\$4,280,000	\$5,770,000
Market Value per SqFt	\$47.20	\$43.00	\$51.00
Distance from Cooperative in miles		0.45	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08680-0001	3-01811-0019	3-07046-0001
Address	40 BRIGHTON 1 STREET	510 QUINCY STREET	3528 MERMAID AVENUE
Neighborhood	BRIGHTON BEACH	BEDFORD STUYVESANT	CONEY ISLAND
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	448	196	261
Year Built	1963	1974	1979
Gross SqFt	437,860	212,405	230,500
Estimated Gross Income	\$6,278,912	\$2,714,389	\$3,663,218
Gross Income per SqFt	\$14.34	\$12.78	\$15.89
Full Market Value	\$22,900,000	\$9,360,000	\$14,500,000
Market Value per SqFt	\$52.00	\$44.00	\$63.00
Distance from Cooperative in miles		7.90	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08683-0080	3-06047-0031	3-06107-0029
Address	3111 BRIGHTON 1 PLACE	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	78	83
Year Built	1932	1927	1928
Gross SqFt	73,500	62,556	57,024
Estimated Gross Income	\$1,136,310	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$4,500,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		4.90	4.55

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08685-0010	3-06047-0031	3-06107-0029
Address	3100 BRIGHTON 3 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	78	83
Year Built	1920	1927	1928
Gross SqFt	59,640	62,556	57,024
Estimated Gross Income	\$922,034	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,650,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		4.95	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08685-0083	3-05917-0016	3-06102-0006
Address	3111 BRIGHTON 2 STREET	230 73 STREET	9205 RIDGE BOULEVARD
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	59	63
Year Built	1963	1963	1961
Gross SqFt	42,700	46,800	42,920
Estimated Gross Income	\$614,453	\$693,833	\$598,769
Gross Income per SqFt	\$14.39	\$14.83	\$13.95
Full Market Value	\$2,240,000	\$2,530,000	\$2,190,000
Market Value per SqFt	\$52.00	\$54.00	\$51.00
Distance from Cooperative in miles		5.20	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0025	3-06060-0032	3-05389-0067
Address	313 BRIGHTWATER COURT	8802 RIDGE BOULEVARD	623 EAST 5 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	OCEAN PARKWAY-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	48
Year Built	1931	1935	1932
Gross SqFt	43,669	46,488	41,963
Estimated Gross Income	\$577,740	\$667,193	\$508,339
Gross Income per SqFt	\$13.23	\$14.35	\$12.11
Full Market Value	\$2,110,000	\$2,440,000	\$1,750,000
Market Value per SqFt	\$48.30	\$52.00	\$41.70
Distance from Cooperative in miles		4.95	4.25

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0037	3-06047-0031	3-06107-0029
Address	3105 BRIGHTON 3 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	78	83
Year Built	1927	1927	1928
Gross SqFt	59,640	62,556	57,024
Estimated Gross Income	\$922,034	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,650,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		5.00	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08686-0046	3-06047-0031	3-06107-0029
Address	3091 BRIGHTON 3 STREET	8708 RIDGE BOULEVARD	364 93 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	78	83
Year Built	1935	1927	1928
Gross SqFt	56,700	62,556	57,024
Estimated Gross Income	\$876,582	\$1,171,266	\$847,820
Gross Income per SqFt	\$15.46	\$18.72	\$14.87
Full Market Value	\$3,470,000	\$4,640,000	\$3,090,000
Market Value per SqFt	\$61.00	\$74.00	\$54.00
Distance from Cooperative in miles		5.00	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08689-0045	3-06026-0001	3-06069-0013
Address	3096 BRIGHTON 6 STREET	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	112	139
Year Built	1929	1926	1927
Gross SqFt	83,520	81,000	96,952
Estimated Gross Income	\$1,259,481	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$4,990,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		4.70	4.45

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08689-0055	3-06026-0001	3-06069-0013
Address	3130 BRIGHTON 6 STREET	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	112	139
Year Built	1930	1926	1927
Gross SqFt	85,997	81,000	96,952
Estimated Gross Income	\$1,296,834	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$5,130,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		4.70	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08690-0091	3-07234-0001	3-07235-0001
Address	500 BRIGHTWATER COURT	2612 WEST 2 STREET	2612 WEST STREET
Neighborhood	BRIGHTON BEACH	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	195	240	240
Year Built	1967	1951	1951
Gross SqFt	185,000	194,880	194,880
Estimated Gross Income	\$2,682,500	\$2,826,234	\$2,826,236
Gross Income per SqFt	\$14.50	\$14.50	\$14.50
Full Market Value	\$6,280,000	\$9,750,000	\$9,750,000
Market Value per SqFt	\$33.90	\$50.00	\$50.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08691-0011	3-06069-0013	
Address	601 BRIGHTWATER COURT	8829 FT HAMILTON PARKWAY	
Neighborhood	BRIGHTON BEACH	BAY RIDGE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	70	139	
Year Built	1929	1927	
Gross SqFt	82,620	96,952	
Estimated Gross Income	\$1,245,909	\$1,562,848	
Gross Income per SqFt	\$15.08	\$16.12	
Full Market Value	\$4,930,000	\$6,190,000	
Market Value per SqFt	\$60.00	\$64.00	
Distance from Cooperative in miles		4.45	

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08692-0030	3-06026-0001	3-06069-0013
Address	3250 CONEY ISLAND AVENUE	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	112	139
Year Built	1941	1926	1927
Gross SqFt	103,734	81,000	96,952
Estimated Gross Income	\$1,564,308	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$6,190,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		4.75	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08692-0041	3-06026-0001	3-06069-0013
Address	3260 CONEY ISLAND AVENUE	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	112	139
Year Built	1941	1926	1927
Gross SqFt	103,734	81,000	96,952
Estimated Gross Income	\$1,564,308	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$6,190,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		4.75	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08710-0055	3-06110-0052	3-08791-0224
Address	50 SHORE BOULEVARD	9330 FT HAMILTON PARKWAY	3685 NOSTRAND AVENUE
Neighborhood	SHEEPSHEAD BAY	BAY RIDGE	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	48	50
Year Built	1957	1955	1966
Gross SqFt	38,778	32,400	35,520
Estimated Gross Income	\$580,894	\$580,321	\$454,007
Gross Income per SqFt	\$14.98	\$17.91	\$12.78
Full Market Value	\$2,120,000	\$2,300,000	\$1,570,000
Market Value per SqFt	\$55.00	\$71.00	\$44.20
Distance from Cooperative in miles		4.55	0.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08711-0015	3-06471-0090	
Address	2906 BRIGHTON 12 STREET	8855 BAY PARKWAY	
Neighborhood	BRIGHTON BEACH	GRAVESEND	
Building Classification	D4-ELEVATOR	D3-ELEVATOR	
Total Units	156	164	
Year Built	1951	1958	
Gross SqFt	112,389	134,280	
Estimated Gross Income	\$1,403,738	\$2,047,468	
Gross Income per SqFt	\$12.49	\$15.25	
Full Market Value	\$4,840,000	\$7,470,000	
Market Value per SqFt	\$43.10	\$56.00	
Distance from Cooperative in miles		2.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08717-0036	3-06085-0001	3-08717-0096
Address	8 BRIGHTON 15 STREET	9115 RIDGE BOULEVARD	3031 BRIGHTON 14 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	BRIGHTON BEACH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	48	47
Year Built	1930	1929	1932
Gross SqFt	36,000	37,200	40,000
Estimated Gross Income	\$441,720	\$464,773	\$481,870
Gross Income per SqFt	\$12.27	\$12.49	\$12.05
Full Market Value	\$1,520,000	\$1,600,000	\$1,660,000
Market Value per SqFt	\$42.20	\$43.00	\$41.50
Distance from Cooperative in miles		5.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08719-0020	3-06104-0004	3-07011-0011
Address	150 WEST END AVENUE	9303 SHORE ROAD	2828 WEST 28 STREET
Neighborhood	BRIGHTON BEACH	BAY RIDGE	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	70	122
Year Built	1951	1957	1972
Gross SqFt	81,900	81,200	102,000
Estimated Gross Income	\$808,353	\$1,132,914	\$1,499,696
Gross Income per SqFt	\$9.87	\$13.95	\$14.70
Full Market Value	\$2,310,000	\$4,140,000	\$3,510,000
Market Value per SqFt	\$28.20	\$51.00	\$34.40
Distance from Cooperative in miles		5.30	2.20

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0350	3-07282-0062	3-08710-0035
Address	1120 BRIGHTON BEACH AVENUE	3100 OCEAN PARKWAY	10 SHORE BOULEVARD
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	157	169	148
Year Built	1935	1932	1938
Gross SqFt	162,957	192,000	188,000
Estimated Gross Income	\$1,711,048	\$1,957,833	\$2,019,675
Gross Income per SqFt	\$10.50	\$10.20	\$10.74
Full Market Value	\$5,320,000	\$6,080,000	\$6,280,000
Market Value per SqFt	\$32.60	\$32.00	\$33.40
Distance from Cooperative in miles		0.70	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0360	3-07046-0001	3-01811-0019
Address	3131 BRIGHTON 13 STREET	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	383	261	196
Year Built	1962	1979	1974
Gross SqFt	404,149	230,500	212,405
Estimated Gross Income	\$5,795,496	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$21,200,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$52.00	\$63.00	\$44.10
Distance from Cooperative in miles		2.35	7.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08721-0375	3-07046-0001	3-01811-0019
Address	1311 BRIGHTWATER AVENUE	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	208	261	196
Year Built	1959	1979	1974
Gross SqFt	288,548	230,500	212,405
Estimated Gross Income	\$4,137,778	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$15,100,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$52.00	\$63.00	\$44.10
Distance from Cooperative in miles		2.35	7.70

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08722-0474	3-07282-0062	3-08710-0035
Address	1150 BRIGHTON BEACH AVENUE	3100 OCEAN PARKWAY	10 SHORE BOULEVARD
Neighborhood	BRIGHTON BEACH	CONEY ISLAND	SHEEPSHEAD BAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	159	169	148
Year Built	1935	1932	1938
Gross SqFt	162,957	192,000	188,000
Estimated Gross Income	\$1,711,048	\$1,957,833	\$2,019,675
Gross Income per SqFt	\$10.50	\$10.20	\$10.74
Full Market Value	\$5,320,000	\$6,080,000	\$6,280,000
Market Value per SqFt	\$32.60	\$32.00	\$33.40
Distance from Cooperative in miles		0.75	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08723-0279	3-08717-0096	3-06085-0001
Address	286 CORBIN PLACE	3031 BRIGHTON 14 STREET	9115 RIDGE BOULEVARD
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	47	48
Year Built	1941	1932	1929
Gross SqFt	36,000	40,000	37,200
Estimated Gross Income	\$441,720	\$481,870	\$464,773
Gross Income per SqFt	\$12.27	\$12.05	\$12.49
Full Market Value	\$1,520,000	\$1,660,000	\$1,600,000
Market Value per SqFt	\$42.20	\$42.00	\$43.00
Distance from Cooperative in miles		0.20	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08726-0001	3-06026-0001	3-06069-0013
Address	110 SHORE BOULEVARD	8415 4 AVENUE	8829 FT HAMILTON PARKWAY
Neighborhood	MANHATTAN BEACH	BAY RIDGE	BAY RIDGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	112	139
Year Built	1940	1926	1927
Gross SqFt	81,000	81,000	96,952
Estimated Gross Income	\$1,221,480	\$1,137,160	\$1,562,848
Gross Income per SqFt	\$15.08	\$14.04	\$16.12
Full Market Value	\$4,830,000	\$4,150,000	\$6,190,000
Market Value per SqFt	\$60.00	\$51.00	\$64.00
Distance from Cooperative in miles		4.85	4.60

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08768-0001	3-07212-0104	
Address	1516 VOORHIES AVENUE	557 AVENUE Z	
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	95	120	
Year Built	1961	1951	
Gross SqFt	87,300	97,440	
Estimated Gross Income	\$1,402,911	\$2,177,644	
Gross Income per SqFt	\$16.07	\$22.35	
Full Market Value	\$5,550,000	\$9,460,000	
Market Value per SqFt	\$64.00	\$97.00	
Distance from Cooperative in miles		1.05	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08771-0135	3-07011-0011	3-07179-0058
Address	1625 EMMONS AVENUE	2828 WEST 28 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	122	135
Year Built	1962	1972	1957
Gross SqFt	144,054	102,000	112,320
Estimated Gross Income	\$2,072,937	\$1,499,696	\$1,581,612
Gross Income per SqFt	\$14.39	\$14.70	\$14.08
Full Market Value	\$7,570,000	\$3,510,000	\$5,770,000
Market Value per SqFt	\$53.00	\$34.00	\$51.00
Distance from Cooperative in miles		2.35	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08772-0022	3-07263-0124	3-08776-0007
Address	2746 EAST 19 STREET	2822 BRIGHTON 8 STREET	2018 VOORHIES AVENUE
Neighborhood	SHEEPSHEAD BAY	BRIGHTON BEACH	SHEEPSHEAD BAY
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	42	42
Year Built	1931	1930	1938
Gross SqFt	27,450	32,400	31,392
Estimated Gross Income	\$421,357	\$388,866	\$372,490
Gross Income per SqFt	\$15.35	\$12.00	\$11.87
Full Market Value	\$1,670,000	\$1,340,000	\$1,160,000
Market Value per SqFt	\$61.00	\$41.00	\$37.00
Distance from Cooperative in miles		0.60	0.15

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08782-0007	3-07011-0011	3-07179-0058
Address	2330 VOORHIES AVENUE	2828 WEST 28 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	122	135
Year Built	1962	1972	1957
Gross SqFt	109,258	102,000	112,320
Estimated Gross Income	\$1,572,222	\$1,499,696	\$1,581,612
Gross Income per SqFt	\$14.39	\$14.70	\$14.08
Full Market Value	\$5,740,000	\$3,510,000	\$5,770,000
Market Value per SqFt	\$53.00	\$34.00	\$51.00
Distance from Cooperative in miles		2.70	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08791-0104	3-07046-0001	3-01811-0019
Address	2717 EAST 28 STREET	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	240	261	196
Year Built	1955	1979	1974
Gross SqFt	290,160	230,500	212,405
Estimated Gross Income	\$4,160,894	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$15,200,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$52.00	\$63.00	\$44.10
Distance from Cooperative in miles		3.30	7.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08804-0042	3-07011-0011	3-07179-0058
Address	2800 COYLE STREET	2828 WEST 28 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	157	122	135
Year Built	1961	1972	1957
Gross SqFt	145,000	102,000	112,320
Estimated Gross Income	\$2,086,550	\$1,499,696	\$1,581,612
Gross Income per SqFt	\$14.39	\$14.70	\$14.08
Full Market Value	\$7,620,000	\$3,510,000	\$5,770,000
Market Value per SqFt	\$53.00	\$34.00	\$51.00
Distance from Cooperative in miles		3.25	1.80

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08806-0140	3-07011-0011	3-07179-0058
Address	3845 SHORE PARKWAY	2828 WEST 28 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	153	122	135
Year Built	1965	1972	1957
Gross SqFt	153,192	102,000	112,320
Estimated Gross Income	\$2,204,432	\$1,499,696	\$1,581,612
Gross Income per SqFt	\$14.39	\$14.70	\$14.08
Full Market Value	\$8,050,000	\$3,510,000	\$5,770,000
Market Value per SqFt	\$53.00	\$34.00	\$51.00
Distance from Cooperative in miles		3.35	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08806-0150	3-07235-0001	3-07179-0058
Address	3080 VOORHIES AVENUE	2612 WEST STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	153	240	135
Year Built	1966	1951	1957
Gross SqFt	157,500	194,880	112,320
Estimated Gross Income	\$2,042,775	\$2,826,236	\$1,581,612
Gross Income per SqFt	\$12.97	\$14.50	\$14.08
Full Market Value	\$7,460,000	\$9,750,000	\$5,770,000
Market Value per SqFt	\$47.40	\$50.00	\$51.00
Distance from Cooperative in miles		1.95	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08808-0059	3-07011-0011	3-07179-0058
Address	3221 EMMONS AVENUE	2828 WEST 28 STREET	2375 EAST 3 STREET
Neighborhood	SHEEPSHEAD BAY	CONEY ISLAND	OCEAN PARKWAY-SOUTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	122	135
Year Built	1960	1972	1957
Gross SqFt	161,000	102,000	112,320
Estimated Gross Income	\$2,316,790	\$1,499,696	\$1,581,612
Gross Income per SqFt	\$14.39	\$14.70	\$14.08
Full Market Value	\$8,460,000	\$3,510,000	\$5,770,000
Market Value per SqFt	\$53.00	\$34.00	\$51.00
Distance from Cooperative in miles		3.40	1.90

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08818-0043	3-07179-0058	3-07011-0011
Address	2265 GERRITSEN AVENUE	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	135	122
Year Built	1962	1957	1972
Gross SqFt	107,916	112,320	102,000
Estimated Gross Income	\$1,552,911	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$5,670,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		1.85	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08819-0011	3-07046-0001	3-01811-0019
Address	2220 BURNETT STREET	3528 MERMAID AVENUE	510 QUINCY STREET
Neighborhood	MARINE PARK	CONEY ISLAND	BEDFORD STUYVESANT
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	264	261	196
Year Built	1952	1979	1974
Gross SqFt	261,072	230,500	212,405
Estimated Gross Income	\$3,743,772	\$3,663,218	\$2,714,389
Gross Income per SqFt	\$14.34	\$15.89	\$12.78
Full Market Value	\$13,700,000	\$14,500,000	\$9,360,000
Market Value per SqFt	\$52.00	\$63.00	\$44.10
Distance from Cooperative in miles		4.05	6.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08820-0001	3-05411-0007	3-08716-0080
Address	3171 WHITNEY AVENUE	795 EAST 4 STREET	3047 BRIGHTON 13 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-NORTH	BRIGHTON BEACH
Building Classification	C8-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	36	41
Year Built	1927	1930	1926
Gross SqFt	27,816	26,800	30,800
Estimated Gross Income	\$325,169	\$281,055	\$397,096
Gross Income per SqFt	\$11.69	\$10.49	\$12.89
Full Market Value	\$1,120,000	\$873,000	\$1,450,000
Market Value per SqFt	\$40.30	\$33.00	\$47.10
Distance from Cooperative in miles		3.20	1.85

BOROUGH OF BROOKLYN - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08820-0007	3-07179-0058	3-07011-0011
Address	2241 PLUMB 1 STREET	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	135	122
Year Built	1957	1957	1972
Gross SqFt	118,443	112,320	102,000
Estimated Gross Income	\$1,704,394	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$6,220,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		1.90	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08821-0001	3-07179-0058	3-07011-0011
Address	2209 KNAPP STREET	2375 EAST 3 STREET	2828 WEST 28 STREET
Neighborhood	MARINE PARK	OCEAN PARKWAY-SOUTH	CONEY ISLAND
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	135	122
Year Built	1951	1957	1972
Gross SqFt	174,580	112,320	102,000
Estimated Gross Income	\$2,512,206	\$1,581,612	\$1,499,696
Gross Income per SqFt	\$14.39	\$14.08	\$14.70
Full Market Value	\$9,170,000	\$5,770,000	\$3,510,000
Market Value per SqFt	\$53.00	\$51.00	\$34.40
Distance from Cooperative in miles		1.85	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08821-0010	3-07011-0011	
Address	2251 KNAPP STREET	2828 WEST 28 STREET	
Neighborhood	MARINE PARK	CONEY ISLAND	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	162	122	
Year Built	1953	1972	
Gross SqFt	174,580	102,000	
Estimated Gross Income	\$2,512,206	\$1,499,696	
Gross Income per SqFt	\$14.39	\$14.70	
Full Market Value	\$9,170,000	\$3,510,000	
Market Value per SqFt	\$53.00	\$34.00	
Distance from Cooperative in miles		3.60	