

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00015-7501	4-00021-0060	4-00531-0060
Condominium Section	608-R1		
Address	2-40 51 AVENUE	47-05 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	57	395	52
Year Built	2007	2007	2002
Gross SqFt	53,685	466,000	46,333
Estimated Gross Income	\$1,503,180	\$11,898,889	\$1,176,751
Gross Income per SqFt	\$28.00	\$25.50	\$25.40
Full Market Value	\$6,229,998	\$25,200,000	\$4,870,000
Market Value per SqFt	\$116.00	\$54.00	\$105.00
Distance from Condominium in miles		0.25	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00016-7501	4-00021-0060	4-00573-0046
Condominium Section	597-R1		
Address	50-09 2 STREET	47-05 CENTER BOULEVARD	27-10 ASTORIA BOULEVARD
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D7-ELEVATOR
Total Units	177	395	27
Year Built	1909	2007	2004
Gross SqFt	187,845	466,000	25,920
Estimated Gross Income	\$3,944,745	\$11,898,889	\$519,388
Gross Income per SqFt	\$21.00	\$25.50	\$20.04
Full Market Value	\$16,299,993	\$25,200,000	\$1,940,000
Market Value per SqFt	\$87.00	\$54.00	\$75.00
Distance from Condominium in miles		0.20	2.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00021-7501	4-00021-0070	4-00021-0060
Condominium Section	639-R1		
Address	46-30 CENTER BOULEVARD	47-25 CENTER BOULEVARD	47-05 CENTER BOULEVARD
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D8-ELEVATOR
Total Units	184	495	395
Year Built	2008	2007	2007
Gross SqFt	250,720	460,000	466,000
Estimated Gross Income	\$7,020,160	\$17,060,015	\$11,898,889
Gross Income per SqFt	\$28.00	\$37.10	\$25.50
Full Market Value	\$29,099,993	\$36,200,000	\$25,200,000
Market Value per SqFt	\$116.00	\$79.00	\$54.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00030-7501	4-00021-0070	
Condominium Section	558-R1		
Address	5-09 48 AVENUE	47-25 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	121	495	
Year Built	2007	2007	
Gross SqFt	113,450	460,000	
Estimated Gross Income	\$3,176,600	\$17,060,015	
Gross Income per SqFt	\$28.00	\$37.10	
Full Market Value	\$13,200,011	\$36,200,000	
Market Value per SqFt	\$116.00	\$79.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00031-7501	4-00575-0029	4-00040-0015
Condominium Section	478-R1		
Address	5-15 49 AVENUE	27-37 27 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R2-WALK-UP	D3-ELEVATOR	D9-ELEVATOR
Total Units	47	30	25
Year Built	2005	1970	2005
Gross SqFt	62,866	30,572	24,464
Estimated Gross Income	\$1,760,248	\$1,020,478	\$625,842
Gross Income per SqFt	\$28.00	\$33.40	\$25.60
Full Market Value	\$7,289,996	\$4,750,000	\$2,590,000
Market Value per SqFt	\$116.00	\$155.00	\$106.00
Distance from Condominium in miles		2.40	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00032-7501	4-00040-0015	4-00531-0059
Condominium Section	487-R1		
Address	5-03 50 AVENUE	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	13	25	63
Year Built	2006	2005	2001
Gross SqFt	18,375	24,464	61,700
Estimated Gross Income	\$459,375	\$625,842	\$1,369,718
Gross Income per SqFt	\$25.00	\$25.60	\$22.20
Full Market Value	\$1,990,000	\$2,590,000	\$5,670,000
Market Value per SqFt	\$108.00	\$106.00	\$92.00
Distance from Condominium in miles		0.15	2.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00034-7501	4-00021-0060	4-00040-0015
Condominium Section	604-R1		
Address	5-49 BORDEN AVENUE	47-05 CENTER BOULEVARD	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D9-ELEVATOR
Total Units	132	395	25
Year Built	2008	2007	2005
Gross SqFt	140,166	466,000	24,464
Estimated Gross Income	\$3,644,316	\$11,898,889	\$625,842
Gross Income per SqFt	\$26.00	\$25.50	\$25.60
Full Market Value	\$15,099,989	\$25,200,000	\$2,590,000
Market Value per SqFt	\$108.00	\$54.00	\$106.00
Distance from Condominium in miles		0.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00040-7501	4-00531-0059	4-00040-0015
Condominium Section	594-R1		
Address	10-46 JACKSON AVENUE	14-56 31 DRIVE	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	48	63	25
Year Built	2007	2001	2005
Gross SqFt	58,876	61,700	24,464
Estimated Gross Income	\$1,574,933	\$1,369,718	\$625,842
Gross Income per SqFt	\$26.80	\$22.20	\$25.60
Full Market Value	\$6,519,988	\$5,670,000	\$2,590,000
Market Value per SqFt	\$111.00	\$92.00	\$106.00
Distance from Condominium in miles		2.00	0.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00042-7501	4-00021-0060	4-00531-0060
Condominium Section	619-R1		
Address	10-63 JACKSON AVENUE	47-05 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	41	395	52
Year Built	2008	2007	2002
Gross SqFt	34,824	466,000	46,333
Estimated Gross Income	\$975,072	\$11,898,889	\$1,176,751
Gross Income per SqFt	\$28.00	\$25.50	\$25.40
Full Market Value	\$4,040,003	\$25,200,000	\$4,870,000
Market Value per SqFt	\$116.00	\$54.00	\$105.00
Distance from Condominium in miles		0.30	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00047-7501	4-00531-0060	4-00040-0015
Condominium Section	542-R1		
Address	10-55 47 AVENUE	31-64 21 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	43	52	25
Year Built	2007	2002	2005
Gross SqFt	58,500	46,333	24,464
Estimated Gross Income	\$1,579,500	\$1,176,751	\$625,842
Gross Income per SqFt	\$27.00	\$25.40	\$25.60
Full Market Value	\$6,540,005	\$4,870,000	\$2,590,000
Market Value per SqFt	\$112.00	\$105.00	\$106.00
Distance from Condominium in miles		1.75	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00047-7502	4-00531-0060	4-03169-0021
Condominium Section	586-R1		
Address	10-40 46 ROAD	31-64 21 STREET	99-22 67 ROAD
Neighborhood	LONG ISLAND CITY	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	23	52	29
Year Built	2007	2002	2001
Gross SqFt	36,875	46,333	22,662
Estimated Gross Income	\$958,750	\$1,176,751	\$550,569
Gross Income per SqFt	\$26.00	\$25.40	\$24.29
Full Market Value	\$3,969,998	\$4,870,000	\$2,280,000
Market Value per SqFt	\$108.00	\$105.00	\$101.00
Distance from Condominium in miles		1.75	5.40

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00057-7501	4-00575-0029	4-00040-0015
Condominium Section	488-R1		
Address	13-15 JACKSON AVENUE	27-37 27 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	54	30	25
Year Built	2006	1970	2005
Gross SqFt	60,623	30,572	24,464
Estimated Gross Income	\$1,697,444	\$1,020,478	\$625,842
Gross Income per SqFt	\$28.00	\$33.40	\$25.60
Full Market Value	\$7,030,000	\$4,750,000	\$2,590,000
Market Value per SqFt	\$116.00	\$155.00	\$106.00
Distance from Condominium in miles		2.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00061-7501	4-00021-0070	4-00531-0060
Condominium Section	607-R1		
Address	48-15 11 STREET	47-25 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	72	495	52
Year Built	2007	2007	2002
Gross SqFt	80,874	460,000	46,333
Estimated Gross Income	\$2,183,598	\$17,060,015	\$1,176,751
Gross Income per SqFt	\$27.00	\$37.10	\$25.40
Full Market Value	\$9,039,997	\$36,200,000	\$4,870,000
Market Value per SqFt	\$112.00	\$79.00	\$105.00
Distance from Condominium in miles		0.45	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00082-7501	4-00139-0035	4-00153-0012
Condominium Section	484-R1		
Address	27-28 THOMSON AVENUE	43-34 49 STREET	45-35 46 STREET
Neighborhood	LONG ISLAND CITY	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	237	72	45
Year Built	1920	1927	1927
Gross SqFt	310,173	53,000	33,078
Estimated Gross Income	\$5,893,287	\$991,076	\$653,159
Gross Income per SqFt	\$19.00	\$18.70	\$19.75
Full Market Value	\$21,999,999	\$3,710,000	\$2,440,000
Market Value per SqFt	\$71.00	\$70.00	\$74.00
Distance from Condominium in miles		1.35	1.25

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-7501	4-00040-0015	4-00531-0059
Condominium Section	498-R1		
Address	49-07 43 AVENUE	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	15	25	63
Year Built	2005	2005	2001
Gross SqFt	15,610	24,464	61,700
Estimated Gross Income	\$359,030	\$625,842	\$1,369,718
Gross Income per SqFt	\$23.00	\$25.60	\$22.20
Full Market Value	\$1,490,002	\$2,590,000	\$5,670,000
Market Value per SqFt	\$95.00	\$106.00	\$92.00
Distance from Condominium in miles		2.00	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00158-7501	4-00040-0015	4-00531-0059
Condominium Section	553-R1		
Address	41-32 44 STREET	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	39	25	63
Year Built	2006	2005	2001
Gross SqFt	25,035	24,464	61,700
Estimated Gross Income	\$575,805	\$625,842	\$1,369,718
Gross Income per SqFt	\$23.00	\$25.60	\$22.20
Full Market Value	\$2,390,001	\$2,590,000	\$5,670,000
Market Value per SqFt	\$95.00	\$106.00	\$92.00
Distance from Condominium in miles		1.70	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-7501	4-00186-0001	4-00184-0029
Condominium Section	93-R1		
Address	41-21 42 STREET	41-43 39 PLACE	41-22 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	84	60
Year Built	1936	1939	1937
Gross SqFt	54,986	84,000	61,770
Estimated Gross Income	\$742,311	\$1,186,373	\$888,455
Gross Income per SqFt	\$13.50	\$14.12	\$14.38
Full Market Value	\$2,310,005	\$3,690,000	\$2,770,000
Market Value per SqFt	\$42.00	\$43.90	\$44.80
Distance from Condominium in miles		0.15	0.05

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-7502	4-00160-0009	4-00160-0018
Condominium Section	92-R1		
Address	41-07 42 STREET	43-31 45 STREET	43-15 45 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	60	95	52
Year Built	1936	1931	1931
Gross SqFt	58,926	79,830	43,050
Estimated Gross Income	\$766,038	\$1,069,692	\$628,449
Gross Income per SqFt	\$13.00	\$13.40	\$14.60
Full Market Value	\$2,390,006	\$3,330,000	\$1,960,000
Market Value per SqFt	\$40.60	\$41.70	\$45.50
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00160-7501	4-00184-0014	4-00189-0019
Condominium Section	308-R1		
Address	43-30 BEACH 46 STREET	41-19 41 STREET	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	93	49	77
Year Built	1930	1937	1932
Gross SqFt	69,337	40,800	66,714
Estimated Gross Income	\$970,718	\$635,900	\$1,084,929
Gross Income per SqFt	\$14.00	\$15.59	\$16.26
Full Market Value	\$3,020,013	\$2,150,000	\$3,670,000
Market Value per SqFt	\$43.60	\$53.00	\$55.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00161-7501	4-00160-0018	4-00158-0038
Condominium Section	335-R1		
Address	43-42 45 STREET	43-15 45 STREET	41-44 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	52	94
Year Built	1936	1931	1930
Gross SqFt	70,260	43,050	71,490
Estimated Gross Income	\$983,640	\$628,449	\$1,070,415
Gross Income per SqFt	\$14.00	\$14.60	\$14.97
Full Market Value	\$3,060,000	\$1,960,000	\$3,620,000
Market Value per SqFt	\$43.60	\$45.50	\$51.00
Distance from Condominium in miles		0.05	0.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-7501	4-00184-0029	4-00189-0014
Condominium Section	167-R1		
Address	41-09 41 STREET	41-22 42 STREET	43-23 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	60	74
Year Built	1938	1937	1930
Gross SqFt	59,920	61,770	52,000
Estimated Gross Income	\$868,840	\$888,455	\$922,148
Gross Income per SqFt	\$14.50	\$14.38	\$17.73
Full Market Value	\$2,939,998	\$2,770,000	\$3,450,000
Market Value per SqFt	\$49.10	\$44.80	\$66.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00192-7501	4-00040-0015	4-03169-0021
Condominium Section	560-R1		
Address	41-02 QUEENS BOULEVARD	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	31	25	29
Year Built	2006	2005	2001
Gross SqFt	32,825	24,464	22,662
Estimated Gross Income	\$853,450	\$625,842	\$550,569
Gross Income per SqFt	\$26.00	\$25.60	\$24.29
Full Market Value	\$3,540,004	\$2,590,000	\$2,280,000
Market Value per SqFt	\$108.00	\$106.00	\$101.00
Distance from Condominium in miles		1.55	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-7501	4-01304-0021	4-01332-0026
Condominium Section	286-R1		
Address	47-35 41 STREET	40-19 72 STREET	58-23 43 AVENUE
Neighborhood	SUNNYSIDE	ELMHURST	WOODSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	50	35
Year Built	1988	1965	1990
Gross SqFt	27,636	30,618	29,636
Estimated Gross Income	\$607,992	\$718,143	\$600,632
Gross Income per SqFt	\$22.00	\$23.45	\$20.27
Full Market Value	\$2,599,997	\$2,970,000	\$2,250,000
Market Value per SqFt	\$94.00	\$97.00	\$76.00
Distance from Condominium in miles		1.65	0.95

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00199-7501	4-00193-0055	4-00199-0052
Condominium Section	97-R1		
Address	47-55 39 PLACE	45-54 41 STREET	47-46 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	50	55
Year Built	1939	1936	1939
Gross SqFt	42,000	44,600	50,400
Estimated Gross Income	\$567,000	\$648,793	\$692,195
Gross Income per SqFt	\$13.50	\$14.55	\$13.73
Full Market Value	\$1,769,995	\$2,190,000	\$2,160,000
Market Value per SqFt	\$42.10	\$49.10	\$42.90
Distance from Condominium in miles		0.15	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00267-7501	4-00531-0060	4-00040-0015
Condominium Section	518-R1		
Address	44-27 PURVIS STREET	31-64 21 STREET	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	64	52	25
Year Built	2006	2002	2005
Gross SqFt	64,957	46,333	24,464
Estimated Gross Income	\$1,623,925	\$1,176,751	\$625,842
Gross Income per SqFt	\$25.00	\$25.40	\$25.60
Full Market Value	\$6,730,002	\$4,870,000	\$2,590,000
Market Value per SqFt	\$104.00	\$105.00	\$106.00
Distance from Condominium in miles		1.40	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00414-7501	4-00341-0021	4-00190-0025
Condominium Section	566-R1		
Address	24-15 QUEENS PLAZA NORTH	35-03 29 STREET	43-08 40 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	SUNNYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	48	71
Year Built	1931	1940	1931
Gross SqFt	52,053	35,568	53,000
Estimated Gross Income	\$806,821	\$546,133	\$874,044
Gross Income per SqFt	\$15.50	\$15.35	\$16.49
Full Market Value	\$2,729,997	\$1,850,000	\$2,960,000
Market Value per SqFt	\$52.00	\$52.00	\$56.00
Distance from Condominium in miles		0.65	0.95

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00415-7501	4-00021-0070	4-09760-0022
Condominium Section	475-R1		
Address	41-26 27 STREET	47-25 CENTER BOULEVARD	90-05 161 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	JAMAICA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	66	495	96
Year Built	2004	2007	2003
Gross SqFt	66,590	460,000	54,496
Estimated Gross Income	\$1,997,700	\$17,060,015	\$1,465,042
Gross Income per SqFt	\$30.00	\$37.10	\$26.90
Full Market Value	\$9,310,025	\$36,200,000	\$6,070,000
Market Value per SqFt	\$140.00	\$79.00	\$111.00
Distance from Condominium in miles		1.05	8.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00415-7502	4-00021-0060	4-00531-0060
Condominium Section	623-R1		
Address	41-23 UNKNOWN	47-05 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	121	395	52
Year Built	2007	2007	2002
Gross SqFt	124,347	466,000	46,333
Estimated Gross Income	\$3,233,022	\$11,898,889	\$1,176,751
Gross Income per SqFt	\$26.00	\$25.50	\$25.40
Full Market Value	\$13,999,989	\$25,200,000	\$4,870,000
Market Value per SqFt	\$113.00	\$54.00	\$105.00
Distance from Condominium in miles		1.05	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00416-7501	4-00531-0059	4-00040-0015
Condominium Section	533-R1		
Address	27-16 41 AVENUE	14-56 31 DRIVE	10-28 JACKSON AVENUE
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	26	63	25
Year Built	2005	2001	2005
Gross SqFt	25,938	61,700	24,464
Estimated Gross Income	\$648,450	\$1,369,718	\$625,842
Gross Income per SqFt	\$25.00	\$22.20	\$25.60
Full Market Value	\$2,689,999	\$5,670,000	\$2,590,000
Market Value per SqFt	\$104.00	\$92.00	\$106.00
Distance from Condominium in miles		1.10	0.95

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00432-7501	4-00040-0015	4-00531-0059
Condominium Section	513-R1		
Address	42-51 HUNTER STREET	10-28 JACKSON AVENUE	14-56 31 DRIVE
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	25	25	63
Year Built	2007	2005	2001
Gross SqFt	30,480	24,464	61,700
Estimated Gross Income	\$762,000	\$625,842	\$1,369,718
Gross Income per SqFt	\$25.00	\$25.60	\$22.20
Full Market Value	\$3,159,984	\$2,590,000	\$5,670,000
Market Value per SqFt	\$104.00	\$106.00	\$92.00
Distance from Condominium in miles		0.75	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00504-7501	4-00884-0012	4-00531-0059
Condominium Section	466-R1		
Address	30-85 VERNON BOULEVARD	25-63 22 STREET	14-56 31 DRIVE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	73	73	63
Year Built	2006	1991	2001
Gross SqFt	71,589	72,000	61,700
Estimated Gross Income	\$1,503,369	\$1,512,000	\$1,369,718
Gross Income per SqFt	\$21.00	\$21.00	\$22.20
Full Market Value	\$6,230,001	\$3,210,000	\$5,670,000
Market Value per SqFt	\$87.00	\$44.60	\$92.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00531-7501	4-00040-0015	4-01285-0065
Condominium Section	529-R1		
Address	14-25 BROADWAY	10-28 JACKSON AVENUE	37-54 75 STREET
Neighborhood	ASTORIA	LONG ISLAND CITY	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	11	25	17
Year Built	2006	2005	1964
Gross SqFt	6,920	24,464	9,380
Estimated Gross Income	\$0	\$625,842	\$216,560
Gross Income per SqFt	\$0.00	\$25.60	\$23.09
Full Market Value	\$716,995	\$2,590,000	\$897,000
Market Value per SqFt	\$104.00	\$106.00	\$96.00
Distance from Condominium in miles		2.00	2.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00534-7501	4-00531-0059	4-00040-0015
Condominium Section	514-R1		
Address	30-80 21 STREET	14-56 31 DRIVE	10-28 JACKSON AVENUE
Neighborhood	ASTORIA	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	29	63	25
Year Built	2006	2001	2005
Gross SqFt	24,480	61,700	24,464
Estimated Gross Income	\$587,520	\$1,369,718	\$625,842
Gross Income per SqFt	\$24.00	\$22.20	\$25.60
Full Market Value	\$2,430,000	\$5,670,000	\$2,590,000
Market Value per SqFt	\$99.00	\$92.00	\$106.00
Distance from Condominium in miles		0.20	2.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00539-7501	4-03169-0021	4-00531-0059
Condominium Section	448-R1		
Address	14-43 28 AVENUE	99-22 67 ROAD	14-56 31 DRIVE
Neighborhood	ASTORIA	REGO PARK	ASTORIA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	57	29	63
Year Built	2006	2001	2001
Gross SqFt	19,588	22,662	61,700
Estimated Gross Income	\$450,524	\$550,569	\$1,369,718
Gross Income per SqFt	\$23.00	\$24.29	\$22.20
Full Market Value	\$1,870,017	\$2,280,000	\$5,670,000
Market Value per SqFt	\$95.00	\$101.00	\$92.00
Distance from Condominium in miles		5.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00541-7501	4-03169-0021	4-00573-0046
Condominium Section	490-R1		
Address	18-10 27 AVENUE	99-22 67 ROAD	27-10 ASTORIA BOULEVARD
Neighborhood	ASTORIA	REGO PARK	ASTORIA
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	18	29	27
Year Built	2005	2001	2004
Gross SqFt	18,833	22,662	25,920
Estimated Gross Income	\$414,326	\$550,569	\$519,388
Gross Income per SqFt	\$22.00	\$24.29	\$20.04
Full Market Value	\$1,720,000	\$2,280,000	\$1,940,000
Market Value per SqFt	\$91.00	\$101.00	\$75.00
Distance from Condominium in miles		5.10	0.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00549-7501	4-00040-0015	4-03169-0021
Condominium Section	568-R1		
Address	21-24 30 AVENUE	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	ASTORIA	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	27	25	29
Year Built	2006	2005	2001
Gross SqFt	30,386	24,464	22,662
Estimated Gross Income	\$744,457	\$625,842	\$550,569
Gross Income per SqFt	\$24.50	\$25.60	\$24.29
Full Market Value	\$3,230,004	\$2,590,000	\$2,280,000
Market Value per SqFt	\$106.00	\$106.00	\$101.00
Distance from Condominium in miles		2.30	4.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00570-7501	4-00040-0015	4-03169-0021
Condominium Section	535-R1		
Address	23-23 31 AVENUE	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	ASTORIA	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	30	25	29
Year Built	0	2005	2001
Gross SqFt	26,598	24,464	22,662
Estimated Gross Income	\$664,950	\$625,842	\$550,569
Gross Income per SqFt	\$25.00	\$25.60	\$24.29
Full Market Value	\$2,750,001	\$2,590,000	\$2,280,000
Market Value per SqFt	\$103.00	\$106.00	\$101.00
Distance from Condominium in miles		2.15	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00570-7502	4-00021-0060	4-00531-0060
Condominium Section	620-R1		
Address	23-03 31 AVENUE	47-05 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	ASTORIA	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	15	395	52
Year Built	2008	2007	2002
Gross SqFt	11,282	466,000	46,333
Estimated Gross Income	\$282,050	\$11,898,889	\$1,176,751
Gross Income per SqFt	\$25.00	\$25.50	\$25.40
Full Market Value	\$1,170,001	\$25,200,000	\$4,870,000
Market Value per SqFt	\$104.00	\$54.00	\$105.00
Distance from Condominium in miles		2.15	0.25

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00571-7501	4-00587-0018	4-00582-0049
Condominium Section	198-R1		
Address	23-22 30 ROAD	32-35 30 STREET	33-15 28 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	85	86	66
Year Built	1932	1928	1933
Gross SqFt	61,600	58,000	47,684
Estimated Gross Income	\$985,600	\$1,102,991	\$730,563
Gross Income per SqFt	\$16.00	\$19.02	\$15.32
Full Market Value	\$3,330,000	\$4,120,000	\$2,470,000
Market Value per SqFt	\$54.00	\$71.00	\$52.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00573-7501	4-00040-0015	4-00573-0046
Condominium Section	565-R1		
Address	25-25 NEWTOWN AVENUE	10-28 JACKSON AVENUE	27-10 ASTORIA BOULEVARD
Neighborhood	ASTORIA	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	30	25	27
Year Built	2006	2005	2004
Gross SqFt	18,292	24,464	25,920
Estimated Gross Income	\$439,008	\$625,842	\$519,388
Gross Income per SqFt	\$24.00	\$25.60	\$20.04
Full Market Value	\$1,820,000	\$2,590,000	\$1,940,000
Market Value per SqFt	\$99.00	\$106.00	\$75.00
Distance from Condominium in miles		2.50	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00576-7501	4-00582-0049	4-00575-0015
Condominium Section	136-R1		
Address	30-06 30 AVENUE	33-15 28 STREET	28-28 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	88	66	54
Year Built	1937	1933	1928
Gross SqFt	67,704	47,684	41,310
Estimated Gross Income	\$1,032,486	\$730,563	\$656,327
Gross Income per SqFt	\$15.25	\$15.32	\$15.89
Full Market Value	\$3,490,000	\$2,470,000	\$2,220,000
Market Value per SqFt	\$52.00	\$52.00	\$54.00
Distance from Condominium in miles		0.50	0.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00577-7501	4-00567-0007	4-00576-0036
Condominium Section	87-R1		
Address	30-44 29 STREET	23-35 BROADWAY	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	125	74	66
Year Built	1963	1963	1963
Gross SqFt	99,600	79,950	50,850
Estimated Gross Income	\$1,643,400	\$1,634,198	\$810,693
Gross Income per SqFt	\$16.50	\$20.44	\$15.94
Full Market Value	\$5,559,993	\$6,110,000	\$2,740,000
Market Value per SqFt	\$56.00	\$76.00	\$54.00
Distance from Condominium in miles		0.30	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-7502	4-00571-0001	4-00576-0036
Condominium Section	224-R1		
Address	25-10 31 AVENUE	30-60 CRESCENT STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	79	66
Year Built	1950	1963	1963
Gross SqFt	55,000	82,637	50,850
Estimated Gross Income	\$797,500	\$1,135,624	\$810,693
Gross Income per SqFt	\$14.50	\$13.74	\$15.94
Full Market Value	\$2,700,006	\$3,540,000	\$2,740,000
Market Value per SqFt	\$49.10	\$42.80	\$54.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00593-7501	4-00531-0059	4-00531-0060
Condominium Section	592-R1		
Address	30-27 30 STREET	14-56 31 DRIVE	31-64 21 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	11	63	52
Year Built	2007	2001	2002
Gross SqFt	8,320	61,700	46,333
Estimated Gross Income	\$208,000	\$1,369,718	\$1,176,751
Gross Income per SqFt	\$25.00	\$22.20	\$25.40
Full Market Value	\$862,000	\$5,670,000	\$4,870,000
Market Value per SqFt	\$104.00	\$92.00	\$105.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00660-7501	4-00531-0060	4-03169-0021
Condominium Section	655-R1		
Address	30-63 38 STREET	31-64 21 STREET	99-22 67 ROAD
Neighborhood	ASTORIA	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	52	29
Year Built	2007	2002	2001
Gross SqFt	9,767	46,333	22,662
Estimated Gross Income	\$273,476	\$1,176,751	\$550,569
Gross Income per SqFt	\$28.00	\$25.40	\$24.29
Full Market Value	\$1,129,998	\$4,870,000	\$2,280,000
Market Value per SqFt	\$116.00	\$105.00	\$101.00
Distance from Condominium in miles		0.85	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00676-7501	4-00531-0059	4-00531-0060
Condominium Section	599-R1		
Address	32-86 BEACH 41 STREET	14-56 31 DRIVE	31-64 21 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	19	63	52
Year Built	2005	2001	2002
Gross SqFt	14,723	61,700	46,333
Estimated Gross Income	\$368,075	\$1,369,718	\$1,176,751
Gross Income per SqFt	\$25.00	\$22.20	\$25.40
Full Market Value	\$1,520,001	\$5,670,000	\$4,870,000
Market Value per SqFt	\$103.00	\$92.00	\$105.00
Distance from Condominium in miles		0.90	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00769-7501	4-00531-0059	4-03169-0021
Condominium Section	631-R1		
Address	45-02 DITMARS BOULEVARD	14-56 31 DRIVE	99-22 67 ROAD
Neighborhood	ASTORIA	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	201	63	29
Year Built	1910	2001	2001
Gross SqFt	194,780	61,700	22,662
Estimated Gross Income	\$4,285,160	\$1,369,718	\$550,569
Gross Income per SqFt	\$22.00	\$22.20	\$24.29
Full Market Value	\$17,451,633	\$5,670,000	\$2,280,000
Market Value per SqFt	\$90.00	\$92.00	\$101.00
Distance from Condominium in miles		1.50	4.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00807-7501	4-00579-0070	4-00619-0033
Condominium Section	358-R1		
Address	21-81 38 STREET	31-28 29 STREET	31-20 28 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	D1-ELEVATOR	C1-WALK-UP
Total Units	32	44	12
Year Built	1992	1971	1987
Gross SqFt	34,650	34,050	9,053
Estimated Gross Income	\$554,400	\$701,900	\$136,528
Gross Income per SqFt	\$16.00	\$20.61	\$15.08
Full Market Value	\$1,870,000	\$2,620,000	\$462,000
Market Value per SqFt	\$54.00	\$77.00	\$51.00
Distance from Condominium in miles		1.30	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00830-7501	4-00566-0001	4-00620-0051
Condominium Section	197-R1		
Address	21-05 33 STREET	32-16 33 AVENUE	25-74 33 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	618	66	60
Year Built	1932	1930	1931
Gross SqFt	430,000	46,050	46,584
Estimated Gross Income	\$6,557,500	\$759,519	\$722,241
Gross Income per SqFt	\$15.25	\$16.49	\$15.50
Full Market Value	\$22,200,000	\$2,570,000	\$2,440,000
Market Value per SqFt	\$52.00	\$56.00	\$52.00
Distance from Condominium in miles		1.40	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00904-7501	4-00573-0046	4-00598-0018
Condominium Section	375-R1		
Address	25-54 12 STREET	27-10 ASTORIA BOULEVARD	26-39 30 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	32	27	14
Year Built	1994	2004	1999
Gross SqFt	17,250	25,920	10,000
Estimated Gross Income	\$327,750	\$519,388	\$193,214
Gross Income per SqFt	\$19.00	\$20.04	\$19.32
Full Market Value	\$1,299,998	\$1,940,000	\$722,000
Market Value per SqFt	\$75.00	\$75.00	\$72.00
Distance from Condominium in miles		0.50	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00905-7501	4-00908-0001	4-00903-0007
Condominium Section	319-R1		
Address	25-40 SHORE BOULEVARD	8-15 27 AVENUE	26-45 9 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	405	128	108
Year Built	1989	1969	1972
Gross SqFt	372,700	112,482	131,250
Estimated Gross Income	\$6,522,250	\$2,286,555	\$2,092,491
Gross Income per SqFt	\$17.50	\$20.33	\$15.94
Full Market Value	\$24,400,003	\$4,850,000	\$7,070,000
Market Value per SqFt	\$65.00	\$43.10	\$54.00
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R1		
Address	19-90 78 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	32	27
Year Built	1929	1929	1922
Gross SqFt	14,361	25,832	20,750
Estimated Gross Income	\$193,873	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$604,002	\$1,020,000	\$909,000
Market Value per SqFt	\$42.10	\$39.50	\$43.80
Distance from Condominium in miles		1.50	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R2		
Address	78-03 19 DRIVE	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	150	32	27
Year Built	1929	1929	1922
Gross SqFt	134,944	25,832	20,750
Estimated Gross Income	\$1,821,744	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$5,669,952	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.50	1.60

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R3		
Address	19-69 79 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	32	27
Year Built	1929	1929	1922
Gross SqFt	63,140	25,832	20,750
Estimated Gross Income	\$852,390	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$2,650,001	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.50	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R4		
Address	19-35 80 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	AIRPORT LA GUARDIA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	32	27
Year Built	1929	1929	1922
Gross SqFt	31,445	25,832	20,750
Estimated Gross Income	\$424,507	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$1,319,999	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.55	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R5		
Address	76-03 DITMARS BOULEVARD	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	32	27
Year Built	1929	1929	1922
Gross SqFt	39,804	25,832	20,750
Estimated Gross Income	\$537,354	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$1,670,004	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.35	1.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R6		
Address	77-03 DITMARS BOULEVARD	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	92	32	27
Year Built	1929	1929	1922
Gross SqFt	83,680	25,832	20,750
Estimated Gross Income	\$1,129,680	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$3,519,996	\$1,020,000	\$909,000
Market Value per SqFt	\$42.10	\$39.50	\$43.80
Distance from Condominium in miles		1.35	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R7		
Address	21-59 78 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	70	32	27
Year Built	1929	1929	1922
Gross SqFt	58,333	25,832	20,750
Estimated Gross Income	\$787,495	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$2,450,009	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.40	1.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R8		
Address	22-35 75 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	75	32	27
Year Built	1929	1929	1922
Gross SqFt	64,422	25,832	20,750
Estimated Gross Income	\$869,697	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$2,710,003	\$1,020,000	\$909,000
Market Value per SqFt	\$42.10	\$39.50	\$43.80
Distance from Condominium in miles		1.25	1.40

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060
Condominium Section	100-R9		
Address	22-31 76 STREET	35-42 73 STREET	37-33 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	204	32	27
Year Built	1929	1929	1922
Gross SqFt	174,093	25,832	20,750
Estimated Gross Income	\$2,350,255	\$327,582	\$291,790
Gross Income per SqFt	\$13.50	\$12.68	\$14.06
Full Market Value	\$7,319,996	\$1,020,000	\$909,000
Market Value per SqFt	\$42.00	\$39.50	\$43.80
Distance from Condominium in miles		1.25	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01010-7501	4-01471-0012	4-01455-0001
Condominium Section	73-R1		
Address	22-10 79 STREET	37-16 84 STREET	94-06 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	D1-ELEVATOR
Total Units	257	204	58
Year Built	1952	1926	1959
Gross SqFt	254,910	180,804	52,040
Estimated Gross Income	\$3,505,012	\$2,431,656	\$643,744
Gross Income per SqFt	\$13.75	\$13.45	\$12.37
Full Market Value	\$10,900,029	\$7,570,000	\$1,810,000
Market Value per SqFt	\$42.80	\$41.90	\$34.80
Distance from Condominium in miles		1.35	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01263-7501	4-01262-0034	4-01263-0044
Condominium Section	96-R1		
Address	76-15 35 AVENUE	75-05 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	66	122
Year Built	1939	1930	1949
Gross SqFt	128,050	75,648	124,600
Estimated Gross Income	\$1,728,675	\$964,069	\$1,648,764
Gross Income per SqFt	\$13.50	\$12.74	\$13.23
Full Market Value	\$5,380,008	\$3,000,000	\$5,130,000
Market Value per SqFt	\$42.00	\$39.70	\$41.20
Distance from Condominium in miles		0.05	0.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-7501	4-01261-0054	4-01246-0035
Condominium Section	95-R1		
Address	79-15 35 AVENUE	34-35 74 STREET	33-51 73 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	42	48
Year Built	1939	1936	1936
Gross SqFt	50,996	38,000	49,800
Estimated Gross Income	\$675,697	\$523,405	\$653,600
Gross Income per SqFt	\$13.25	\$13.77	\$13.12
Full Market Value	\$2,099,996	\$1,630,000	\$2,040,000
Market Value per SqFt	\$41.20	\$42.90	\$41.00
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-7501	4-01261-0035	4-01263-0044
Condominium Section	602-R1		
Address	80-09 35 AVENUE	74-15 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	97	122
Year Built	1942	1935	1949
Gross SqFt	120,000	97,170	124,600
Estimated Gross Income	\$1,500,000	\$1,183,978	\$1,648,764
Gross Income per SqFt	\$12.50	\$12.18	\$13.23
Full Market Value	\$4,220,000	\$3,330,000	\$5,130,000
Market Value per SqFt	\$35.20	\$34.30	\$41.20
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01268-7501	4-01260-0016	4-01275-0061
Condominium Section	126-R1		
Address	34-44 82 STREET	34-20 74 STREET	35-15 75 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	65	59
Year Built	1937	1937	1939
Gross SqFt	66,083	66,138	60,000
Estimated Gross Income	\$908,641	\$951,080	\$769,482
Gross Income per SqFt	\$13.75	\$14.38	\$12.82
Full Market Value	\$2,829,985	\$2,960,000	\$2,160,000
Market Value per SqFt	\$42.80	\$44.80	\$36.00
Distance from Condominium in miles		0.40	0.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01270-7501	4-01138-0030	4-01453-0010
Condominium Section	83-R1		
Address	35-20 LEVERICH STREET	31-16 68 STREET	92-16 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	214	74	96
Year Built	1964	1964	1963
Gross SqFt	214,300	65,810	59,723
Estimated Gross Income	\$3,193,070	\$929,965	\$967,925
Gross Income per SqFt	\$14.90	\$14.13	\$16.21
Full Market Value	\$10,800,015	\$2,900,000	\$3,270,000
Market Value per SqFt	\$50.00	\$44.10	\$55.00
Distance from Condominium in miles		0.50	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-7501	4-01260-0016	4-01275-0061
Condominium Section	66-R1		
Address	35-50 78 STREET	34-20 74 STREET	35-15 75 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	65	59
Year Built	1937	1937	1939
Gross SqFt	64,010	66,138	60,000
Estimated Gross Income	\$880,137	\$951,080	\$769,482
Gross Income per SqFt	\$13.75	\$14.38	\$12.82
Full Market Value	\$2,740,017	\$2,960,000	\$2,160,000
Market Value per SqFt	\$42.80	\$44.80	\$36.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01307-7501	4-01606-0052	4-01317-0074
Condominium Section	279-R1		
Address	41-14 68 STREET	40-37 97 STREET	54-01 ROOSEVELT AVENUE
Neighborhood	WOODSIDE	CORONA	WOODSIDE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	16	15
Year Built	1986	1990	1961
Gross SqFt	15,633	12,304	9,800
Estimated Gross Income	\$273,577	\$175,895	\$213,287
Gross Income per SqFt	\$17.50	\$14.30	\$21.76
Full Market Value	\$1,019,998	\$595,000	\$883,000
Market Value per SqFt	\$65.00	\$48.40	\$90.00
Distance from Condominium in miles		1.60	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7501	4-01487-0011	4-01285-0053
Condominium Section	211-R1		
Address	41-28 71 STREET	40-10 77 STREET	37-28 75 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	18	16
Year Built	1988	1961	1972
Gross SqFt	12,682	10,076	10,010
Estimated Gross Income	\$177,548	\$176,037	\$142,477
Gross Income per SqFt	\$14.00	\$17.47	\$14.23
Full Market Value	\$553,001	\$658,000	\$444,000
Market Value per SqFt	\$43.60	\$65.00	\$44.40
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01310-7503	4-01505-0076	4-01566-0021
Condominium Section	387-R1		
Address	41-58 71 STREET	40-23 ITHACA STREET	41-40 DENMAN STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	21	122
Year Built	1991	1991	1961
Gross SqFt	16,000	19,250	99,180
Estimated Gross Income	\$236,000	\$260,493	\$1,416,012
Gross Income per SqFt	\$14.75	\$13.53	\$14.28
Full Market Value	\$798,006	\$811,000	\$4,790,000
Market Value per SqFt	\$49.90	\$42.10	\$48.30
Distance from Condominium in miles		0.70	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01312-7501	4-01505-0076	4-01566-0021
Condominium Section	287-R1		
Address	41-58 73 STREET	40-23 ITHACA STREET	41-40 DENMAN STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	21	122
Year Built	1987	1991	1961
Gross SqFt	7,591	19,250	99,180
Estimated Gross Income	\$113,865	\$260,493	\$1,416,012
Gross Income per SqFt	\$15.00	\$13.53	\$14.28
Full Market Value	\$384,995	\$811,000	\$4,790,000
Market Value per SqFt	\$51.00	\$42.10	\$48.30
Distance from Condominium in miles		0.60	1.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01336-7501	4-01376-0032	4-01344-0022
Condominium Section	344-R1		
Address	61-20 WOODSIDE AVENUE	26-49 96 STREET	66-14 WOODSIDE AVENUE
Neighborhood	WOODSIDE	EAST ELMHURST	WOODSIDE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	84	40
Year Built	1992	1927	1928
Gross SqFt	45,000	56,584	26,544
Estimated Gross Income	\$648,000	\$763,541	\$456,543
Gross Income per SqFt	\$14.40	\$13.49	\$17.20
Full Market Value	\$2,190,006	\$2,380,000	\$1,710,000
Market Value per SqFt	\$48.70	\$42.10	\$64.00
Distance from Condominium in miles		2.00	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7501	4-01307-0023	4-01336-0052
Condominium Section	116-R1		
Address	62-10 WOODSIDE AVENUE	67-14 41 AVENUE	40-14 62 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	63	90	56
Year Built	1986	1964	1963
Gross SqFt	62,254	71,700	42,924
Estimated Gross Income	\$996,064	\$1,119,665	\$682,230
Gross Income per SqFt	\$16.00	\$15.62	\$15.89
Full Market Value	\$3,370,001	\$3,790,000	\$2,310,000
Market Value per SqFt	\$54.00	\$53.00	\$54.00
Distance from Condominium in miles		0.25	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7502	4-01332-0026	4-00040-0015
Condominium Section	483-R1		
Address	41-52 63 STREET	58-23 43 AVENUE	10-28 JACKSON AVENUE
Neighborhood	WOODSIDE	WOODSIDE	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	24	35	25
Year Built	2005	1990	2005
Gross SqFt	20,298	29,636	24,464
Estimated Gross Income	\$426,258	\$600,632	\$625,842
Gross Income per SqFt	\$21.00	\$20.27	\$25.60
Full Market Value	\$1,769,999	\$2,250,000	\$2,590,000
Market Value per SqFt	\$87.00	\$76.00	\$106.00
Distance from Condominium in miles		0.20	2.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01337-7503	4-01332-0026	4-00040-0015
Condominium Section	504-R1		
Address	40 BEACH 62 STREET	58-23 43 AVENUE	10-28 JACKSON AVENUE
Neighborhood	WOODSIDE	WOODSIDE	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	28	35	25
Year Built	2005	1990	2005
Gross SqFt	19,625	29,636	24,464
Estimated Gross Income	\$412,125	\$600,632	\$625,842
Gross Income per SqFt	\$21.00	\$20.27	\$25.60
Full Market Value	\$1,709,997	\$2,250,000	\$2,590,000
Market Value per SqFt	\$87.00	\$76.00	\$106.00
Distance from Condominium in miles		0.20	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01349-7501	4-00040-0015	4-04977-0017
Condominium Section	550-R1		
Address	69-07 43 AVENUE	10-28 JACKSON AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	ELMHURST	LONG ISLAND CITY	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D6-ELEVATOR
Total Units	30	25	63
Year Built	2006	2005	2000
Gross SqFt	22,926	24,464	52,477
Estimated Gross Income	\$641,928	\$625,842	\$1,320,010
Gross Income per SqFt	\$28.00	\$25.60	\$25.20
Full Market Value	\$2,660,002	\$2,590,000	\$5,470,000
Market Value per SqFt	\$116.00	\$106.00	\$104.00
Distance from Condominium in miles		3.10	3.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01433-7501	4-01445-0034	4-01446-0033
Condominium Section	64-R1		
Address	85-11 34 AVENUE	84-09 35 AVENUE	85-05 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	84	90
Year Built	1951	1947	1952
Gross SqFt	73,800	80,754	83,238
Estimated Gross Income	\$1,070,100	\$1,345,570	\$1,100,592
Gross Income per SqFt	\$14.50	\$16.66	\$13.22
Full Market Value	\$3,620,008	\$4,550,000	\$3,430,000
Market Value per SqFt	\$49.10	\$56.00	\$41.20
Distance from Condominium in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-7501	4-01443-0033	4-01443-0040
Condominium Section	99-R1		
Address	34-20 83 STREET	82-15 35 AVENUE	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	46
Year Built	1929	1936	1936
Gross SqFt	60,900	52,422	51,872
Estimated Gross Income	\$852,600	\$720,631	\$762,322
Gross Income per SqFt	\$14.00	\$13.75	\$14.70
Full Market Value	\$2,660,005	\$2,240,000	\$2,580,000
Market Value per SqFt	\$43.70	\$42.70	\$49.70
Distance from Condominium in miles		0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01452-7501	4-01443-0033	4-01452-0006
Condominium Section	219-R1		
Address	91-10 34 AVENUE	82-15 35 AVENUE	91-16 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	48
Year Built	1928	1936	1929
Gross SqFt	49,392	52,422	38,826
Estimated Gross Income	\$691,488	\$720,631	\$555,852
Gross Income per SqFt	\$14.00	\$13.75	\$14.32
Full Market Value	\$2,150,001	\$2,240,000	\$1,880,000
Market Value per SqFt	\$43.50	\$42.70	\$48.40
Distance from Condominium in miles		0.45	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01462-7501	4-01451-0012	4-01443-0040
Condominium Section	223-R1		
Address	35-64 89 STREET	34-18 91 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	162	46
Year Built	1927	1927	1936
Gross SqFt	82,000	95,904	51,872
Estimated Gross Income	\$1,168,500	\$1,544,803	\$762,322
Gross Income per SqFt	\$14.25	\$16.11	\$14.70
Full Market Value	\$3,950,000	\$5,220,000	\$2,580,000
Market Value per SqFt	\$48.20	\$54.00	\$49.70
Distance from Condominium in miles		0.15	0.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01469-7501	4-04977-0017	4-00531-0059
Condominium Section	499-R1		
Address	35-38 JUNCTION BOULEVARD	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	62	63	63
Year Built	2006	2000	2001
Gross SqFt	46,128	52,477	61,700
Estimated Gross Income	\$1,153,200	\$1,320,010	\$1,369,718
Gross Income per SqFt	\$25.00	\$25.20	\$22.20
Full Market Value	\$4,780,012	\$5,470,000	\$5,670,000
Market Value per SqFt	\$104.00	\$104.00	\$92.00
Distance from Condominium in miles		2.35	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01486-7501	4-04977-0017	4-00531-0059
Condominium Section	503-R1		
Address	40-24 76 STREET	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	ELMHURST	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	12	63	63
Year Built	2004	2000	2001
Gross SqFt	22,574	52,477	61,700
Estimated Gross Income	\$541,776	\$1,320,010	\$1,369,718
Gross Income per SqFt	\$24.00	\$25.20	\$22.20
Full Market Value	\$2,350,000	\$5,470,000	\$5,670,000
Market Value per SqFt	\$104.00	\$104.00	\$92.00
Distance from Condominium in miles		3.35	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01492-7501	4-01505-0076	4-01492-0032
Condominium Section	185-R1		
Address	81-09 41 AVENUE	40-23 ITHACA STREET	81-31 BAXTER AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	22	21	53
Year Built	1987	1991	1963
Gross SqFt	20,652	19,250	33,600
Estimated Gross Income	\$309,780	\$260,493	\$525,820
Gross Income per SqFt	\$15.00	\$13.53	\$15.65
Full Market Value	\$1,049,995	\$811,000	\$1,780,000
Market Value per SqFt	\$51.00	\$42.10	\$53.00
Distance from Condominium in miles		0.15	0.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-7501	4-01504-0080	4-01504-0074
Condominium Section	291-R1		
Address	40-35 ITHACA STREET	40-15 HAMPTON STREET	40-25 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	60	60
Year Built	1937	1939	1939
Gross SqFt	51,890	57,000	57,000
Estimated Gross Income	\$778,350	\$870,784	\$884,840
Gross Income per SqFt	\$15.00	\$15.28	\$15.52
Full Market Value	\$2,630,004	\$2,940,000	\$2,990,000
Market Value per SqFt	\$51.00	\$52.00	\$52.00
Distance from Condominium in miles		0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-7501	4-01511-0032	4-01509-0017
Condominium Section	147-R1		
Address	82-01 BRITTON AVENUE	89-05 ELMHURST AVENUE	81-11 PETTIT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	82	107	109
Year Built	1939	1938	1957
Gross SqFt	84,057	104,646	106,541
Estimated Gross Income	\$1,092,741	\$1,257,630	\$1,493,594
Gross Income per SqFt	\$13.00	\$12.02	\$14.02
Full Market Value	\$3,400,007	\$3,530,000	\$4,650,000
Market Value per SqFt	\$40.40	\$33.70	\$43.60
Distance from Condominium in miles		0.40	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-7501	4-01525-0030	4-01581-0001
Condominium Section	89-R1		
Address	84-25 ELMHURST AVENUE	42-42 80 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	144	136	194
Year Built	1954	1955	1956
Gross SqFt	144,300	111,500	179,494
Estimated Gross Income	\$2,020,200	\$1,679,412	\$2,484,959
Gross Income per SqFt	\$14.00	\$15.06	\$13.84
Full Market Value	\$6,298,986	\$5,680,000	\$7,740,000
Market Value per SqFt	\$43.70	\$51.00	\$43.10
Distance from Condominium in miles		0.25	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-7502	4-01525-0030	4-01581-0001
Condominium Section	196-R1		
Address	83-06 VIETOR AVENUE	42-42 80 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D7-ELEVATOR
Total Units	86	136	194
Year Built	1932	1955	1956
Gross SqFt	90,930	111,500	179,494
Estimated Gross Income	\$1,273,020	\$1,679,412	\$2,484,959
Gross Income per SqFt	\$14.00	\$15.06	\$13.84
Full Market Value	\$3,960,000	\$5,680,000	\$7,740,000
Market Value per SqFt	\$43.50	\$51.00	\$43.10
Distance from Condominium in miles		0.25	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01526-7501	4-01525-0030	4-01566-0001
Condominium Section	58-R1		
Address	42-25 80 STREET	42-42 80 STREET	42-07 WHITNEY AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	147	136	74
Year Built	1960	1955	1959
Gross SqFt	115,364	111,500	69,000
Estimated Gross Income	\$1,557,414	\$1,679,412	\$888,105
Gross Income per SqFt	\$13.50	\$15.06	\$12.87
Full Market Value	\$4,850,017	\$5,680,000	\$2,770,000
Market Value per SqFt	\$42.00	\$51.00	\$40.10
Distance from Condominium in miles		0.05	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7501	4-05182-0009	4-00531-0059
Condominium Section	281-R1		
Address	42-15 81 STREET	140-26 FRANKLIN AVENUE	14-56 31 DRIVE
Neighborhood	ELMHURST	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	114	54	63
Year Built	1989	1999	2001
Gross SqFt	130,980	53,860	61,700
Estimated Gross Income	\$2,357,640	\$947,099	\$1,369,718
Gross Income per SqFt	\$18.00	\$17.58	\$22.20
Full Market Value	\$8,819,997	\$3,540,000	\$5,670,000
Market Value per SqFt	\$67.00	\$66.00	\$92.00
Distance from Condominium in miles		3.30	3.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7502	4-01526-0062	4-01532-0016
Condominium Section	299-R1		
Address	42-10 82 STREET	42-55 80 STREET	45-26 80 STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	88	32	16
Year Built	1939	1927	1933
Gross SqFt	85,702	23,310	14,952
Estimated Gross Income	\$1,178,402	\$324,373	\$216,520
Gross Income per SqFt	\$13.75	\$13.92	\$14.48
Full Market Value	\$3,670,000	\$1,010,000	\$732,000
Market Value per SqFt	\$42.80	\$43.30	\$49.00
Distance from Condominium in miles		0.05	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7503	4-01561-0025	4-01504-0001
Condominium Section	415-R1		
Address	42-32 82 STREET	44-30 MACNISH STREET	40-05 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	20	72	122
Year Built	2002	1962	1963
Gross SqFt	20,510	61,318	75,642
Estimated Gross Income	\$379,435	\$1,172,522	\$1,569,761
Gross Income per SqFt	\$18.50	\$19.12	\$20.75
Full Market Value	\$1,419,998	\$4,380,000	\$5,870,000
Market Value per SqFt	\$69.00	\$71.00	\$78.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-7504	4-01561-0025	4-03169-0021
Condominium Section	441-R1		
Address	42-36 82 STREET	44-30 MACNISH STREET	99-22 67 ROAD
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	14	72	29
Year Built	2003	1962	2001
Gross SqFt	13,560	61,318	22,662
Estimated Gross Income	\$257,640	\$1,172,522	\$550,569
Gross Income per SqFt	\$19.00	\$19.12	\$24.29
Full Market Value	\$963,002	\$4,380,000	\$2,280,000
Market Value per SqFt	\$71.00	\$71.00	\$101.00
Distance from Condominium in miles		0.20	2.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01531-7501	4-01561-0025	4-01516-0031
Condominium Section	468-R1		
Address	78-36 46 AVENUE	44-30 MACNISH STREET	86-19 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	26	72	38
Year Built	2005	1962	1964
Gross SqFt	25,499	61,318	23,200
Estimated Gross Income	\$484,481	\$1,172,522	\$440,002
Gross Income per SqFt	\$19.00	\$19.12	\$18.97
Full Market Value	\$1,810,003	\$4,380,000	\$1,650,000
Market Value per SqFt	\$71.00	\$71.00	\$71.00
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01532-7501	4-01584-0007	4-01764-0017
Condominium Section	237-R1		
Address	79-12 45 AVENUE	46-19 88 STREET	98-15 ROOSEVELT AVENUE
Neighborhood	ELMHURST	ELMHURST	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	17	12
Year Built	1988	2001	1988
Gross SqFt	19,769	14,862	12,300
Estimated Gross Income	\$316,304	\$236,200	\$235,050
Gross Income per SqFt	\$16.00	\$15.89	\$19.11
Full Market Value	\$1,069,991	\$799,000	\$879,000
Market Value per SqFt	\$54.00	\$54.00	\$71.00
Distance from Condominium in miles		0.45	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7501	4-01336-0052	4-01505-0037
Condominium Section	30-R1		
Address	80-06 47 AVENUE	40-14 62 STREET	40-70 HAMPTON STREET
Neighborhood	ELMHURST	WOODSIDE	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	56	104
Year Built	1980	1963	1963
Gross SqFt	105,000	42,924	89,772
Estimated Gross Income	\$1,522,500	\$682,230	\$1,268,897
Gross Income per SqFt	\$14.50	\$15.89	\$14.13
Full Market Value	\$5,149,997	\$2,310,000	\$3,950,000
Market Value per SqFt	\$49.00	\$54.00	\$44.00
Distance from Condominium in miles		1.00	0.45

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01536-7502	4-01336-0052	4-01505-0037
Condominium Section	33-R1		
Address	76-26 47 AVENUE	40-14 62 STREET	40-70 HAMPTON STREET
Neighborhood	ELMHURST	WOODSIDE	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	56	104
Year Built	1980	1963	1963
Gross SqFt	27,450	42,924	89,772
Estimated Gross Income	\$398,025	\$682,230	\$1,268,897
Gross Income per SqFt	\$14.50	\$15.89	\$14.13
Full Market Value	\$1,350,000	\$2,310,000	\$3,950,000
Market Value per SqFt	\$49.20	\$54.00	\$44.00
Distance from Condominium in miles		1.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01540-7501	4-00531-0060	4-00021-0060
Condominium Section	575-R1		
Address	81-15 QUEENS BOULEVARD	31-64 21 STREET	47-05 CENTER BOULEVARD
Neighborhood	ELMHURST	ASTORIA	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D8-ELEVATOR
Total Units	42	52	395
Year Built	2006	2002	2007
Gross SqFt	54,852	46,333	466,000
Estimated Gross Income	\$1,371,300	\$1,176,751	\$11,898,889
Gross Income per SqFt	\$25.00	\$25.40	\$25.50
Full Market Value	\$5,679,998	\$4,870,000	\$25,200,000
Market Value per SqFt	\$104.00	\$105.00	\$54.00
Distance from Condominium in miles		3.30	4.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01611-7501	4-01606-0052	4-01516-0041
Condominium Section	161-R1		
Address	41-10 97 PLACE	40-37 97 STREET	42-45 JUDGE STREET
Neighborhood	CORONA	CORONA	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	21
Year Built	1987	1990	1964
Gross SqFt	9,424	12,304	12,992
Estimated Gross Income	\$141,360	\$175,895	\$193,312
Gross Income per SqFt	\$15.00	\$14.30	\$14.88
Full Market Value	\$478,004	\$595,000	\$654,000
Market Value per SqFt	\$51.00	\$48.40	\$50.00
Distance from Condominium in miles		0.10	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01747-7501	4-00659-0073	4-00040-0015
Condominium Section	600-R1		
Address	35-03 105 STREET	30-62 38 STREET	10-28 JACKSON AVENUE
Neighborhood	CORONA	ASTORIA	LONG ISLAND CITY
Building Classification	R2-WALK-UP	C1-WALK-UP	D9-ELEVATOR
Total Units	12	16	25
Year Built	2006	2005	2005
Gross SqFt	9,999	14,818	24,464
Estimated Gross Income	\$259,974	\$275,137	\$625,842
Gross Income per SqFt	\$26.00	\$18.57	\$25.60
Full Market Value	\$1,080,000	\$1,030,000	\$2,590,000
Market Value per SqFt	\$108.00	\$70.00	\$106.00
Distance from Condominium in miles		2.90	4.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01766-7501	4-00531-0060	4-03169-0021
Condominium Section	571-R1		
Address	100-03 39 AVENUE	31-64 21 STREET	99-22 67 ROAD
Neighborhood	CORONA	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	27	52	29
Year Built	0	2002	2001
Gross SqFt	18,569	46,333	22,662
Estimated Gross Income	\$464,225	\$1,176,751	\$550,569
Gross Income per SqFt	\$25.00	\$25.40	\$24.29
Full Market Value	\$1,920,006	\$4,870,000	\$2,280,000
Market Value per SqFt	\$103.00	\$105.00	\$101.00
Distance from Condominium in miles		3.60	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01773-7501	4-00531-0060	4-03169-0021
Condominium Section	622-R1		
Address	37-27 107 STREET	31-64 21 STREET	99-22 67 ROAD
Neighborhood	CORONA	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	33	52	29
Year Built	2007	2002	2001
Gross SqFt	20,329	46,333	22,662
Estimated Gross Income	\$569,212	\$1,176,751	\$550,569
Gross Income per SqFt	\$28.00	\$25.40	\$24.29
Full Market Value	\$2,360,002	\$4,870,000	\$2,280,000
Market Value per SqFt	\$116.00	\$105.00	\$101.00
Distance from Condominium in miles		3.85	2.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01774-7501	4-03169-0021	4-00040-0015
Condominium Section	642-R1		
Address	104-48 37 DRIVE	99-22 67 ROAD	10-28 JACKSON AVENUE
Neighborhood	CORONA	REGO PARK	LONG ISLAND CITY
Building Classification	R2-WALK-UP	D3-ELEVATOR	D9-ELEVATOR
Total Units	15	29	25
Year Built	2008	2001	2005
Gross SqFt	11,288	22,662	24,464
Estimated Gross Income	\$316,064	\$550,569	\$625,842
Gross Income per SqFt	\$28.00	\$24.29	\$25.60
Full Market Value	\$1,309,846	\$2,280,000	\$2,590,000
Market Value per SqFt	\$116.00	\$101.00	\$106.00
Distance from Condominium in miles		1.95	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01775-7501	4-03169-0021	4-03166-0067
Condominium Section	469-R1		
Address	104-19 39 AVENUE	99-22 67 ROAD	68-12 AUSTIN STREET
Neighborhood	CORONA	REGO PARK	REGO PARK
Building Classification	R2-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	16	29	17
Year Built	2005	2001	1998
Gross SqFt	14,000	22,662	16,949
Estimated Gross Income	\$294,000	\$550,569	\$370,481
Gross Income per SqFt	\$21.00	\$24.29	\$21.86
Full Market Value	\$1,280,000	\$2,280,000	\$1,530,000
Market Value per SqFt	\$91.00	\$101.00	\$90.00
Distance from Condominium in miles		1.90	2.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01775-7504	4-00040-0015	4-00659-0073
Condominium Section	578-R1		
Address	104-33 39 AVENUE	10-28 JACKSON AVENUE	30-62 38 STREET
Neighborhood	CORONA	LONG ISLAND CITY	ASTORIA
Building Classification	R2-WALK-UP	D9-ELEVATOR	C1-WALK-UP
Total Units	16	25	16
Year Built	2006	2005	2005
Gross SqFt	14,000	24,464	14,818
Estimated Gross Income	\$364,000	\$625,842	\$275,137
Gross Income per SqFt	\$26.00	\$25.60	\$18.57
Full Market Value	\$1,702,008	\$2,590,000	\$1,030,000
Market Value per SqFt	\$122.00	\$106.00	\$70.00
Distance from Condominium in miles		4.85	3.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01776-7501	4-01753-0063	4-01606-0052
Condominium Section	567-R1		
Address	39-06 108 STREET	109-15 37 AVENUE	40-37 97 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	36	16
Year Built	2006	1963	1990
Gross SqFt	11,925	14,895	12,304
Estimated Gross Income	\$238,500	\$339,190	\$175,895
Gross Income per SqFt	\$20.00	\$22.77	\$14.30
Full Market Value	\$892,004	\$1,400,000	\$595,000
Market Value per SqFt	\$75.00	\$94.00	\$48.40
Distance from Condominium in miles		0.30	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01779-7501	4-05182-0009	4-03169-0021
Condominium Section	452-R1		
Address	38-11 108 STREET	140-26 FRANKLIN AVENUE	99-22 67 ROAD
Neighborhood	CORONA	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	87	54	29
Year Built	2005	1999	2001
Gross SqFt	78,190	53,860	22,662
Estimated Gross Income	\$1,641,990	\$947,099	\$550,569
Gross Income per SqFt	\$21.00	\$17.58	\$24.29
Full Market Value	\$6,800,006	\$3,540,000	\$2,280,000
Market Value per SqFt	\$87.00	\$66.00	\$101.00
Distance from Condominium in miles		1.85	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01781-7501	4-01595-0006	4-01764-0017
Condominium Section	426-R1		
Address	118 37 AVENUE	40-47 95 STREET	98-15 ROOSEVELT AVENUE
Neighborhood	CORONA	ELMHURST	CORONA
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	24	13	12
Year Built	2002	1971	1988
Gross SqFt	21,312	7,316	12,300
Estimated Gross Income	\$394,272	\$192,120	\$235,050
Gross Income per SqFt	\$18.50	\$26.30	\$19.11
Full Market Value	\$1,470,001	\$796,000	\$879,000
Market Value per SqFt	\$69.00	\$109.00	\$71.00
Distance from Condominium in miles		0.85	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01781-7502	4-00040-0015	4-00531-0060
Condominium Section	617-R1		
Address	111-28 37 AVENUE	10-28 JACKSON AVENUE	31-64 21 STREET
Neighborhood	CORONA	LONG ISLAND CITY	ASTORIA
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	18	25	52
Year Built	2008	2005	2002
Gross SqFt	24,344	24,464	46,333
Estimated Gross Income	\$632,944	\$625,842	\$1,176,751
Gross Income per SqFt	\$26.00	\$25.60	\$25.40
Full Market Value	\$2,620,000	\$2,590,000	\$4,870,000
Market Value per SqFt	\$108.00	\$106.00	\$105.00
Distance from Condominium in miles		5.10	4.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-7501	4-01251-0030	4-01279-0001
Condominium Section	333-R1		
Address	88-30 51 AVENUE	78-01 34 AVENUE	79-06 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	96	96
Year Built	1959	1950	1950
Gross SqFt	64,938	90,950	95,000
Estimated Gross Income	\$811,725	\$1,161,455	\$1,008,118
Gross Income per SqFt	\$12.50	\$12.77	\$10.61
Full Market Value	\$2,280,001	\$3,620,000	\$2,610,000
Market Value per SqFt	\$35.10	\$39.80	\$27.50
Distance from Condominium in miles		1.30	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01842-7501	4-02004-0043	4-01902-0039
Condominium Section	98-R1		
Address	87-08 JUSTICE AVENUE	48-10 111 STREET	56-11 56 AVENUE
Neighborhood	ELMHURST	CORONA	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	100	22	113
Year Built	1986	1988	1964
Gross SqFt	104,150	18,000	108,120
Estimated Gross Income	\$1,458,100	\$243,802	\$1,604,559
Gross Income per SqFt	\$14.00	\$13.54	\$14.84
Full Market Value	\$4,540,027	\$759,000	\$5,430,000
Market Value per SqFt	\$43.60	\$42.20	\$50.00
Distance from Condominium in miles		1.30	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01853-7503	4-01505-0076	4-01518-0083
Condominium Section	360-R1		
Address	90-70 51 AVENUE	40-23 ITHACA STREET	84-11 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	21	49
Year Built	1989	1991	1962
Gross SqFt	8,807	19,250	35,082
Estimated Gross Income	\$132,105	\$260,493	\$610,001
Gross Income per SqFt	\$15.00	\$13.53	\$17.39
Full Market Value	\$481,998	\$811,000	\$2,280,000
Market Value per SqFt	\$55.00	\$42.10	\$65.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01855-7501	4-01519-0028	4-01913-0001
Condominium Section	454-R1		
Address	53-11 90 STREET	75-06 WOODSIDE AVENUE	94-30 HOR HARDING EXPWY S
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	74	88
Year Built	1964	1962	1965
Gross SqFt	72,000	52,553	79,360
Estimated Gross Income	\$1,098,000	\$940,580	\$1,272,576
Gross Income per SqFt	\$15.25	\$17.90	\$16.04
Full Market Value	\$3,710,014	\$3,520,000	\$4,300,000
Market Value per SqFt	\$52.00	\$67.00	\$54.00
Distance from Condominium in miles		1.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01857-7501	4-01561-0025	4-01855-0013
Condominium Section	445-R1		
Address	90-20 55 AVENUE	44-30 MACNISH STREET	90-32 53 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	20	72	32
Year Built	2004	1962	1975
Gross SqFt	22,536	61,318	16,900
Estimated Gross Income	\$383,112	\$1,172,522	\$251,519
Gross Income per SqFt	\$17.00	\$19.12	\$14.88
Full Market Value	\$1,430,002	\$4,380,000	\$850,000
Market Value per SqFt	\$63.00	\$71.00	\$50.00
Distance from Condominium in miles		0.55	0.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R1		
Address	57-10 JUNCTION BOULEVARD	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	287	104
Year Built	1961	1959	1963
Gross SqFt	75,780	263,120	89,772
Estimated Gross Income	\$1,060,920	\$3,877,420	\$1,268,897
Gross Income per SqFt	\$14.00	\$14.74	\$14.13
Full Market Value	\$3,300,000	\$13,100,000	\$3,950,000
Market Value per SqFt	\$43.50	\$49.80	\$44.00
Distance from Condominium in miles		1.20	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01505-0037	4-01491-0021
Condominium Section	129-R2		
Address	94-31 59 AVENUE	40-70 HAMPTON STREET	80-15 41 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	104	287
Year Built	1961	1963	1959
Gross SqFt	151,162	89,772	263,120
Estimated Gross Income	\$2,040,687	\$1,268,897	\$3,877,420
Gross Income per SqFt	\$13.50	\$14.13	\$14.74
Full Market Value	\$6,350,000	\$3,950,000	\$13,100,000
Market Value per SqFt	\$42.00	\$44.00	\$49.80
Distance from Condominium in miles		1.10	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R3		
Address	94-31 60 AVENUE	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	264	287	104
Year Built	1961	1959	1963
Gross SqFt	302,236	263,120	89,772
Estimated Gross Income	\$4,080,186	\$3,877,420	\$1,268,897
Gross Income per SqFt	\$13.50	\$14.74	\$14.13
Full Market Value	\$12,700,000	\$13,100,000	\$3,950,000
Market Value per SqFt	\$42.00	\$49.80	\$44.00
Distance from Condominium in miles		1.30	1.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01910-7501	4-01491-0021	4-01505-0037
Condominium Section	129-R4		
Address	94-30 60 AVENUE	80-15 41 AVENUE	40-70 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	287	104
Year Built	1961	1959	1963
Gross SqFt	75,693	263,120	89,772
Estimated Gross Income	\$1,059,702	\$3,877,420	\$1,268,897
Gross Income per SqFt	\$14.00	\$14.74	\$14.13
Full Market Value	\$3,300,000	\$13,100,000	\$3,950,000
Market Value per SqFt	\$43.60	\$49.80	\$44.00
Distance from Condominium in miles		1.35	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01941-7501	4-02016-0046	4-03169-0021
Condominium Section	489-R1		
Address	102-14 LEWIS AVENUE	111-88 43 AVENUE	99-22 67 ROAD
Neighborhood	CORONA	CORONA	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	24	29
Year Built	2004	1988	2001
Gross SqFt	35,706	15,000	22,662
Estimated Gross Income	\$821,238	\$258,382	\$550,569
Gross Income per SqFt	\$23.00	\$17.23	\$24.29
Full Market Value	\$3,400,005	\$966,000	\$2,280,000
Market Value per SqFt	\$95.00	\$64.00	\$101.00
Distance from Condominium in miles		0.65	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01955-7501	4-02004-0043	4-02016-0046
Condominium Section	367-R1		
Address	54-09 108 STREET	48-10 111 STREET	111-88 43 AVENUE
Neighborhood	CORONA	CORONA	CORONA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	29	22	24
Year Built	1992	1988	1988
Gross SqFt	25,040	18,000	15,000
Estimated Gross Income	\$375,600	\$243,802	\$258,382
Gross Income per SqFt	\$15.00	\$13.54	\$17.23
Full Market Value	\$1,270,003	\$759,000	\$966,000
Market Value per SqFt	\$51.00	\$42.20	\$64.00
Distance from Condominium in miles		0.30	0.55

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01993-7501	4-04977-0017	4-00531-0059
Condominium Section	502-R1		
Address	106-19 50 AVENUE	136-14 NORTHERN BOULEVARD	14-56 31 DRIVE
Neighborhood	CORONA	FLUSHING-NORTH	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	63	63
Year Built	2004	2000	2001
Gross SqFt	16,136	52,477	61,700
Estimated Gross Income	\$403,400	\$1,320,010	\$1,369,718
Gross Income per SqFt	\$25.00	\$25.20	\$22.20
Full Market Value	\$1,670,000	\$5,470,000	\$5,670,000
Market Value per SqFt	\$103.00	\$104.00	\$92.00
Distance from Condominium in miles		1.90	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02075-7501	4-02098-0018	4-04954-0131
Condominium Section	143-R1		
Address	92-28 QUEENS BOULEVARD	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	REGO PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	66	27
Year Built	1985	1980	1999
Gross SqFt	137,200	66,962	35,100
Estimated Gross Income	\$2,126,600	\$1,104,553	\$445,365
Gross Income per SqFt	\$15.50	\$16.50	\$12.69
Full Market Value	\$7,190,006	\$3,730,000	\$1,390,000
Market Value per SqFt	\$52.00	\$56.00	\$39.60
Distance from Condominium in miles		0.40	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02082-7501	4-01918-0072	4-02098-0018
Condominium Section	229-R1		
Address	62-54 97 PLACE	98-32 57 AVENUE	63-36 98 PLACE
Neighborhood	REGO PARK	CORONA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	206	232	66
Year Built	1988	1965	1980
Gross SqFt	190,498	239,000	66,962
Estimated Gross Income	\$2,476,474	\$2,862,287	\$1,104,553
Gross Income per SqFt	\$13.00	\$11.98	\$16.50
Full Market Value	\$7,709,980	\$8,040,000	\$3,730,000
Market Value per SqFt	\$40.50	\$33.60	\$56.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02090-7501	4-02098-0018	4-04954-0131
Condominium Section	322-R1		
Address	97-12 63 DRIVE	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	REGO PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	66	27
Year Built	1992	1980	1999
Gross SqFt	51,254	66,962	35,100
Estimated Gross Income	\$794,437	\$1,104,553	\$445,365
Gross Income per SqFt	\$15.50	\$16.50	\$12.69
Full Market Value	\$2,690,008	\$3,730,000	\$1,390,000
Market Value per SqFt	\$52.00	\$56.00	\$39.60
Distance from Condominium in miles		0.10	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-7501	4-05137-0012	4-03104-0108
Condominium Section	457-R1		
Address	63-26 99 STREET	42-49 COLDEN STREET	65-90 AUSTIN STREET
Neighborhood	REGO PARK	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	32	284	66
Year Built	1999	1962	1998
Gross SqFt	30,520	270,499	57,600
Estimated Gross Income	\$595,140	\$4,123,605	\$1,289,329
Gross Income per SqFt	\$19.50	\$15.24	\$22.38
Full Market Value	\$2,230,000	\$13,900,000	\$5,340,000
Market Value per SqFt	\$73.00	\$51.00	\$93.00
Distance from Condominium in miles		2.30	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-7501	4-02113-0034	4-02117-0001
Condominium Section	61-R1		
Address	63-60 102 STREET	99-60 64 AVENUE	99-19 66 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	139	132	312
Year Built	1949	1952	1939
Gross SqFt	132,000	119,985	338,016
Estimated Gross Income	\$1,782,000	\$1,583,151	\$4,049,211
Gross Income per SqFt	\$13.50	\$13.19	\$11.98
Full Market Value	\$5,550,000	\$4,450,000	\$11,400,000
Market Value per SqFt	\$42.00	\$37.10	\$33.70
Distance from Condominium in miles		0.05	0.25

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-7501	4-03169-0021	4-09760-0022
Condominium Section	589-R1		
Address	99-31 66 AVENUE	99-22 67 ROAD	90-05 161 STREET
Neighborhood	REGO PARK	REGO PARK	JAMAICA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	22	29	96
Year Built	2006	2001	2003
Gross SqFt	54,420	22,662	54,496
Estimated Gross Income	\$1,414,920	\$550,569	\$1,465,042
Gross Income per SqFt	\$26.00	\$24.29	\$26.90
Full Market Value	\$5,860,005	\$2,280,000	\$6,070,000
Market Value per SqFt	\$108.00	\$101.00	\$111.00
Distance from Condominium in miles		0.30	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02118-7501	4-02090-0026	4-02122-0028
Condominium Section	334-R1		
Address	99-32 66 ROAD	63-60 98 STREET	102-50 62 ROAD
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	489	129	102
Year Built	1952	1951	1956
Gross SqFt	418,980	125,610	99,350
Estimated Gross Income	\$5,551,485	\$1,593,664	\$1,390,954
Gross Income per SqFt	\$13.25	\$12.69	\$14.00
Full Market Value	\$17,300,000	\$4,960,000	\$4,330,000
Market Value per SqFt	\$41.30	\$39.50	\$43.60
Distance from Condominium in miles		0.40	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02119-7501	4-03156-0133	4-03078-0085
Condominium Section	183-R1		
Address	100-25 QUEENS BOULEVARD	98-05 67 AVENUE	93-10 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	157	181	114
Year Built	1959	1960	1950
Gross SqFt	148,800	177,710	104,708
Estimated Gross Income	\$2,232,000	\$2,758,144	\$1,590,548
Gross Income per SqFt	\$15.00	\$15.52	\$15.19
Full Market Value	\$7,550,009	\$9,330,000	\$5,380,000
Market Value per SqFt	\$51.00	\$53.00	\$51.00
Distance from Condominium in miles		0.25	0.75

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02149-7501	4-00021-0060	4-00531-0060
Condominium Section	616-R1		
Address	64-05 YELLOWSTONE BOULEVA	47-05 CENTER BOULEVARD	31-64 21 STREET
Neighborhood	FOREST HILLS	LONG ISLAND CITY	ASTORIA
Building Classification	R2-WALK-UP	D8-ELEVATOR	D1-ELEVATOR
Total Units	105	395	52
Year Built	2006	2007	2002
Gross SqFt	159,968	466,000	46,333
Estimated Gross Income	\$3,839,232	\$11,898,889	\$1,176,751
Gross Income per SqFt	\$24.00	\$25.50	\$25.40
Full Market Value	\$15,900,007	\$25,200,000	\$4,870,000
Market Value per SqFt	\$99.00	\$54.00	\$105.00
Distance from Condominium in miles		5.70	4.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-7501	4-03104-0023	4-03094-0005
Condominium Section	172-R1		
Address	110-14 65 AVENUE	63-70 AUSTIN STREET	63-19 AUSTIN STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	20	84	95
Year Built	1951	1950	1948
Gross SqFt	22,736	75,246	72,000
Estimated Gross Income	\$341,040	\$987,451	\$1,065,275
Gross Income per SqFt	\$15.00	\$13.12	\$14.80
Full Market Value	\$1,149,994	\$3,070,000	\$3,600,000
Market Value per SqFt	\$51.00	\$40.80	\$50.00
Distance from Condominium in miles		0.95	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02220-7501	4-02132-0045	4-02135-0013
Condominium Section	590-R1		
Address	69-45 108 STREET	66-25 103 STREET	102-40 67 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	103	148	135
Year Built	1955	1964	1960
Gross SqFt	119,194	169,348	137,700
Estimated Gross Income	\$1,728,313	\$2,472,884	\$1,848,283
Gross Income per SqFt	\$14.50	\$14.60	\$13.42
Full Market Value	\$5,840,000	\$8,360,000	\$5,760,000
Market Value per SqFt	\$49.00	\$49.40	\$41.80
Distance from Condominium in miles		0.50	0.40

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02224-7501	4-02144-0002	4-02224-0028
Condominium Section	75-R1		
Address	109-33 71 ROAD	105-10 62 ROAD	108-50 71 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	108	62
Year Built	1960	1956	1950
Gross SqFt	57,269	85,908	63,074
Estimated Gross Income	\$844,717	\$1,397,174	\$1,022,934
Gross Income per SqFt	\$14.75	\$16.26	\$16.22
Full Market Value	\$2,860,012	\$4,720,000	\$3,460,000
Market Value per SqFt	\$49.90	\$55.00	\$55.00
Distance from Condominium in miles		1.10	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02239-7501	4-02132-0045	4-02134-0013
Condominium Section	177-R1		
Address	111-01 QUEENS BOULEVARD	66-25 103 STREET	102-30 67 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	148	123
Year Built	1966	1964	1963
Gross SqFt	144,310	169,348	135,400
Estimated Gross Income	\$2,020,340	\$2,472,884	\$1,904,174
Gross Income per SqFt	\$14.00	\$14.60	\$14.06
Full Market Value	\$6,290,000	\$8,360,000	\$5,930,000
Market Value per SqFt	\$43.60	\$49.40	\$43.80
Distance from Condominium in miles		0.95	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02264-7501	4-02098-0018	4-03155-0019
Condominium Section	339-R1		
Address	112-01 QUEENS BOULEVARD	63-36 98 PLACE	66-02 AUSTIN STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	226	66	66
Year Built	1991	1980	1998
Gross SqFt	282,298	66,962	57,600
Estimated Gross Income	\$5,645,960	\$1,104,553	\$1,271,409
Gross Income per SqFt	\$20.00	\$16.50	\$22.07
Full Market Value	\$21,099,995	\$3,730,000	\$5,270,000
Market Value per SqFt	\$75.00	\$56.00	\$91.00
Distance from Condominium in miles		1.50	1.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02267-7501	4-02098-0018	4-04954-0131
Condominium Section	342-R1		
Address	76-01 113 STREET	63-36 98 PLACE	32-08 UNION STREET
Neighborhood	FLUSHING MEADOW PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	66	27
Year Built	1990	1980	1999
Gross SqFt	32,000	66,962	35,100
Estimated Gross Income	\$520,000	\$1,104,553	\$445,365
Gross Income per SqFt	\$16.25	\$16.50	\$12.69
Full Market Value	\$1,759,998	\$3,730,000	\$1,390,000
Market Value per SqFt	\$55.00	\$56.00	\$39.60
Distance from Condominium in miles		1.65	3.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02313-7501	4-02324-0035	4-04977-0021
Condominium Section	392-R1		
Address	58-12 QUEENS BOULEVARD	44-20 63 STREET	137-02 NORTHERN BOULEVARD
Neighborhood	WOODSIDE	WOODSIDE	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D9-ELEVATOR	D1-ELEVATOR
Total Units	122	78	71
Year Built	1998	1982	2000
Gross SqFt	132,550	58,000	67,324
Estimated Gross Income	\$2,684,137	\$1,335,483	\$1,352,211
Gross Income per SqFt	\$20.25	\$23.03	\$20.09
Full Market Value	\$10,000,000	\$2,830,000	\$5,060,000
Market Value per SqFt	\$75.00	\$48.80	\$75.00
Distance from Condominium in miles		0.25	4.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02383-7501	4-03068-0058	4-01855-0013
Condominium Section	154-R1		
Address	65-31 52 AVENUE	66-52 79 STREET	90-32 53 AVENUE
Neighborhood	MASPETH	MIDDLE VILLAGE	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	19	32
Year Built	1987	1973	1975
Gross SqFt	17,400	18,480	16,900
Estimated Gross Income	\$234,900	\$292,000	\$251,519
Gross Income per SqFt	\$13.50	\$15.80	\$14.88
Full Market Value	\$732,003	\$987,000	\$850,000
Market Value per SqFt	\$42.10	\$53.00	\$50.00
Distance from Condominium in miles		1.90	1.45

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02467-7502	4-03166-0067	4-00573-0046
Condominium Section	519-R1		
Address	79-39 CALAMUS AVENUE	68-12 AUSTIN STREET	27-10 ASTORIA BOULEVARD
Neighborhood	ELMHURST	REGO PARK	ASTORIA
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	14	17	27
Year Built	1990	1998	2004
Gross SqFt	14,013	16,949	25,920
Estimated Gross Income	\$301,279	\$370,481	\$519,388
Gross Income per SqFt	\$21.50	\$21.86	\$20.04
Full Market Value	\$1,249,996	\$1,530,000	\$1,940,000
Market Value per SqFt	\$89.00	\$90.00	\$75.00
Distance from Condominium in miles		1.85	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02474-7501	4-03169-0021	4-04977-0017
Condominium Section	480-R1		
Address	81-18 QUEENS BOULEVARD	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	ELMHURST	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	30	29	63
Year Built	2004	2001	2000
Gross SqFt	24,285	22,662	52,477
Estimated Gross Income	\$607,125	\$550,569	\$1,320,010
Gross Income per SqFt	\$25.00	\$24.29	\$25.20
Full Market Value	\$2,509,998	\$2,280,000	\$5,470,000
Market Value per SqFt	\$103.00	\$101.00	\$104.00
Distance from Condominium in miles		1.70	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02476-7501	4-02474-0022	4-01519-0028
Condominium Section	145-R1		
Address	51-33 GOLDSMITH STREET	51-15 VAN KLEECK STREET	75-06 WOODSIDE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	88	74
Year Built	1962	1960	1962
Gross SqFt	51,341	74,600	52,553
Estimated Gross Income	\$718,774	\$1,027,959	\$940,580
Gross Income per SqFt	\$14.00	\$13.78	\$17.90
Full Market Value	\$2,239,980	\$3,200,000	\$3,520,000
Market Value per SqFt	\$43.60	\$42.90	\$67.00
Distance from Condominium in miles		0.10	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02476-7502	4-00531-0060	4-03169-0021
Condominium Section	618-R1		
Address	52-18 VAN LOON STREET	31-64 21 STREET	99-22 67 ROAD
Neighborhood	ELMHURST	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	15	52	29
Year Built	2007	2002	2001
Gross SqFt	12,060	46,333	22,662
Estimated Gross Income	\$337,680	\$1,176,751	\$550,569
Gross Income per SqFt	\$28.00	\$25.40	\$24.29
Full Market Value	\$1,400,020	\$4,870,000	\$2,280,000
Market Value per SqFt	\$116.00	\$105.00	\$101.00
Distance from Condominium in miles		3.40	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02500-7501	4-03104-0108	4-01855-0013
Condominium Section	203-R1		
Address	55-36 69 PLACE	65-90 AUSTIN STREET	90-32 53 AVENUE
Neighborhood	ELMHURST	REGO PARK	ELMHURST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	12	66	32
Year Built	1988	1998	1975
Gross SqFt	11,782	57,600	16,900
Estimated Gross Income	\$164,948	\$1,289,329	\$251,519
Gross Income per SqFt	\$14.00	\$22.38	\$14.88
Full Market Value	\$513,996	\$5,340,000	\$850,000
Market Value per SqFt	\$43.60	\$93.00	\$50.00
Distance from Condominium in miles		1.75	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02756-7501	4-02004-0043	4-03359-0011
Condominium Section	153-R1		
Address	62-36 59 DRIVE	48-10 111 STREET	123-20 82 AVENUE
Neighborhood	MASPETH	CORONA	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	11	22	18
Year Built	1987	1988	1996
Gross SqFt	9,765	18,000	12,905
Estimated Gross Income	\$156,240	\$243,802	\$229,810
Gross Income per SqFt	\$16.00	\$13.54	\$17.81
Full Market Value	\$527,999	\$759,000	\$859,000
Market Value per SqFt	\$54.00	\$42.20	\$67.00
Distance from Condominium in miles		3.15	3.85

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02784-7501	4-03083-0079	4-01855-0013
Condominium Section	175-R1		
Address	61-12 69 STREET	95-11 64 ROAD	90-32 53 AVENUE
Neighborhood	MASPETH	REGO PARK	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	32	32
Year Built	1987	1993	1975
Gross SqFt	35,316	27,907	16,900
Estimated Gross Income	\$565,056	\$498,000	\$251,519
Gross Income per SqFt	\$16.00	\$17.84	\$14.88
Full Market Value	\$1,909,998	\$1,860,000	\$850,000
Market Value per SqFt	\$54.00	\$67.00	\$50.00
Distance from Condominium in miles		1.70	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02796-7501	4-01505-0076	4-02265-0086
Condominium Section	266-R1		
Address	57-15 69 LANE	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R2-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	13	21	39
Year Built	1989	1991	1964
Gross SqFt	10,170	19,250	20,220
Estimated Gross Income	\$157,635	\$260,493	\$332,320
Gross Income per SqFt	\$15.50	\$13.53	\$16.44
Full Market Value	\$532,997	\$811,000	\$1,120,000
Market Value per SqFt	\$52.00	\$42.10	\$55.00
Distance from Condominium in miles		1.45	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02851-7501	4-01505-0076	4-02265-0086
Condominium Section	113-R1		
Address	87-12 GRAND AVENUE	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	20	21	39
Year Built	1986	1991	1964
Gross SqFt	20,679	19,250	20,220
Estimated Gross Income	\$325,694	\$260,493	\$332,320
Gross Income per SqFt	\$15.75	\$13.53	\$16.44
Full Market Value	\$1,100,000	\$811,000	\$1,120,000
Market Value per SqFt	\$53.00	\$42.10	\$55.00
Distance from Condominium in miles		0.75	2.55

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02858-7501	4-01505-0076	4-02265-0086
Condominium Section	133-R1		
Address	87-14 57 ROAD	40-23 ITHACA STREET	75-10 GRND CNTRL PARKWAY
Neighborhood	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	25	21	39
Year Built	1987	1991	1964
Gross SqFt	20,333	19,250	20,220
Estimated Gross Income	\$315,161	\$260,493	\$332,320
Gross Income per SqFt	\$15.50	\$13.53	\$16.44
Full Market Value	\$1,070,001	\$811,000	\$1,120,000
Market Value per SqFt	\$53.00	\$42.10	\$55.00
Distance from Condominium in miles		1.00	2.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02875-7501	4-01349-0016	4-01855-0013
Condominium Section	395-R1		
Address	85-26 GRAND AVENUE	70-06 WOODSIDE AVENUE	90-32 53 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	23	32
Year Built	1990	1961	1975
Gross SqFt	12,700	13,772	16,900
Estimated Gross Income	\$203,200	\$247,437	\$251,519
Gross Income per SqFt	\$16.00	\$17.97	\$14.88
Full Market Value	\$687,001	\$925,000	\$850,000
Market Value per SqFt	\$54.00	\$67.00	\$50.00
Distance from Condominium in miles		0.85	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02882-7501	4-02734-0001	4-01855-0013
Condominium Section	400-R1		
Address	85-36 57 AVENUE	60-06 60 DRIVE	90-32 53 AVENUE
Neighborhood	ELMHURST	MASPETH	ELMHURST
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	19	31	32
Year Built	1998	1996	1975
Gross SqFt	10,770	25,036	16,900
Estimated Gross Income	\$199,245	\$491,174	\$251,519
Gross Income per SqFt	\$18.50	\$19.62	\$14.88
Full Market Value	\$745,001	\$1,840,000	\$850,000
Market Value per SqFt	\$69.00	\$73.00	\$50.00
Distance from Condominium in miles		1.90	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02882-7502	4-00598-0018	4-03166-0067
Condominium Section	425-R1		
Address	85-24 57 AVENUE	26-39 30 STREET	68-12 AUSTIN STREET
Neighborhood	ELMHURST	ASTORIA	REGO PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	15	14	17
Year Built	2002	1999	1998
Gross SqFt	12,234	10,000	16,949
Estimated Gross Income	\$247,738	\$193,214	\$370,481
Gross Income per SqFt	\$20.25	\$19.32	\$21.86
Full Market Value	\$925,999	\$722,000	\$1,530,000
Market Value per SqFt	\$76.00	\$72.00	\$90.00
Distance from Condominium in miles		3.40	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02885-7501	4-03155-0019	4-03169-0021
Condominium Section	569-R1		
Address	60-70 WOODHAVEN BOULEVARD	66-02 AUSTIN STREET	99-22 67 ROAD
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	46	66	29
Year Built	2007	1998	2001
Gross SqFt	38,062	57,600	22,662
Estimated Gross Income	\$989,612	\$1,271,409	\$550,569
Gross Income per SqFt	\$26.00	\$22.07	\$24.29
Full Market Value	\$4,099,998	\$5,270,000	\$2,280,000
Market Value per SqFt	\$108.00	\$91.00	\$101.00
Distance from Condominium in miles		0.95	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02891-7502	4-04977-0017	4-03169-0021
Condominium Section	527-R1		
Address	84-32 GRAND AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	ELMHURST	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	21	63	29
Year Built	2006	2000	2001
Gross SqFt	18,328	52,477	22,662
Estimated Gross Income	\$476,528	\$1,320,010	\$550,569
Gross Income per SqFt	\$26.00	\$25.20	\$24.29
Full Market Value	\$1,969,995	\$5,470,000	\$2,280,000
Market Value per SqFt	\$107.00	\$104.00	\$101.00
Distance from Condominium in miles		3.35	1.55

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03029-7501	4-03050-0019	4-05285-0010
Condominium Section	102-R1		
Address	71-09 JUNIPER VALLEY ROAD	69-16 66 DRIVE	163-02 CROCHERON AVENUE
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	16	15
Year Built	1985	1971	1964
Gross SqFt	13,338	11,209	11,866
Estimated Gross Income	\$206,739	\$158,400	\$224,163
Gross Income per SqFt	\$15.50	\$14.13	\$18.89
Full Market Value	\$698,997	\$493,000	\$838,000
Market Value per SqFt	\$52.00	\$44.00	\$71.00
Distance from Condominium in miles		0.20	5.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03054-7501	4-00040-0015	4-03169-0021
Condominium Section	634-R1		
Address	66-83 70 STREET	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	MIDDLE VILLAGE	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	16	25	29
Year Built	2007	2005	2001
Gross SqFt	9,742	24,464	22,662
Estimated Gross Income	\$272,776	\$625,842	\$550,569
Gross Income per SqFt	\$28.00	\$25.60	\$24.29
Full Market Value	\$1,946,443	\$2,590,000	\$2,280,000
Market Value per SqFt	\$200.00	\$106.00	\$101.00
Distance from Condominium in miles		4.10	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03055-7501	4-00619-0033	4-01606-0052
Condominium Section	142-R1		
Address	66-57 71 STREET	31-20 28 ROAD	40-37 97 STREET
Neighborhood	MIDDLE VILLAGE	ASTORIA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16
Year Built	1985	1987	1990
Gross SqFt	11,160	9,053	12,304
Estimated Gross Income	\$167,400	\$136,528	\$175,895
Gross Income per SqFt	\$15.00	\$15.08	\$14.30
Full Market Value	\$566,001	\$462,000	\$595,000
Market Value per SqFt	\$51.00	\$51.00	\$48.40
Distance from Condominium in miles		4.20	2.60

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03055-7502	4-03156-0133	4-02324-0035
Condominium Section	169-R1		
Address	71-57 METROPOLITAN AVENUE	98-05 67 AVENUE	44-20 63 STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	WOODSIDE
Building Classification	R2-WALK-UP	D3-ELEVATOR	D9-ELEVATOR
Total Units	49	181	78
Year Built	1987	1960	1982
Gross SqFt	50,670	177,710	58,000
Estimated Gross Income	\$747,382	\$2,758,144	\$1,335,483
Gross Income per SqFt	\$14.75	\$15.52	\$23.03
Full Market Value	\$2,530,004	\$9,330,000	\$2,830,000
Market Value per SqFt	\$49.90	\$53.00	\$48.80
Distance from Condominium in miles		1.65	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03057-7501	4-02098-0018	4-03322-0043
Condominium Section	204-R1		
Address	72-29 METROPOLITAN AVENUE	63-36 98 PLACE	83-33 118 STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	66	79
Year Built	1987	1980	1979
Gross SqFt	31,080	66,962	72,147
Estimated Gross Income	\$512,820	\$1,104,553	\$1,257,395
Gross Income per SqFt	\$16.50	\$16.50	\$17.43
Full Market Value	\$1,729,993	\$3,730,000	\$4,700,000
Market Value per SqFt	\$56.00	\$56.00	\$65.00
Distance from Condominium in miles		1.75	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03068-7501	4-02886-0019	4-03050-0019
Condominium Section	163-R1		
Address	66-70 79 STREET	60-16 86 STREET	69-16 66 DRIVE
Neighborhood	MIDDLE VILLAGE	MIDDLE VILLAGE	MIDDLE VILLAGE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	12	16
Year Built	1987	1982	1971
Gross SqFt	18,696	7,331	11,209
Estimated Gross Income	\$308,484	\$141,608	\$158,400
Gross Income per SqFt	\$16.50	\$19.32	\$14.13
Full Market Value	\$1,040,004	\$530,000	\$493,000
Market Value per SqFt	\$56.00	\$72.00	\$44.00
Distance from Condominium in miles		1.10	0.60

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03081-7501	4-03155-0019	4-03169-0021
Condominium Section	404-R1		
Address	63-47 BOOTH STREET	66-02 AUSTIN STREET	99-22 67 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	21	66	29
Year Built	2001	1998	2001
Gross SqFt	40,000	57,600	22,662
Estimated Gross Income	\$860,000	\$1,271,409	\$550,569
Gross Income per SqFt	\$21.50	\$22.07	\$24.29
Full Market Value	\$3,560,000	\$5,270,000	\$2,280,000
Market Value per SqFt	\$89.00	\$91.00	\$101.00
Distance from Condominium in miles		0.50	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-7501	4-03321-0111	4-03117-0017
Condominium Section	137-R1		
Address	63-80 WETHEROLE STREET	83-96 118 STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	KEW GARDENS	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	44	36
Year Built	1960	1960	1957
Gross SqFt	26,118	30,900	23,100
Estimated Gross Income	\$398,299	\$482,266	\$344,846
Gross Income per SqFt	\$15.25	\$15.61	\$14.93
Full Market Value	\$1,350,009	\$1,630,000	\$1,170,000
Market Value per SqFt	\$52.00	\$53.00	\$51.00
Distance from Condominium in miles		2.15	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7503	4-03087-0021	4-03117-0017
Condominium Section	236-R1		
Address	64-49 WETHEROLE STREET	65-62 SAUNDERS STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	56	38	36
Year Built	1961	1954	1957
Gross SqFt	39,840	26,400	23,100
Estimated Gross Income	\$577,680	\$373,860	\$344,846
Gross Income per SqFt	\$14.50	\$14.16	\$14.93
Full Market Value	\$1,949,997	\$1,160,000	\$1,170,000
Market Value per SqFt	\$48.90	\$43.90	\$51.00
Distance from Condominium in miles		0.15	0.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7504	4-03087-0021	4-03117-0017
Condominium Section	288-R1		
Address	65-04 BOOTH STREET	65-62 SAUNDERS STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	68	38	36
Year Built	1961	1954	1957
Gross SqFt	23,531	26,400	23,100
Estimated Gross Income	\$352,965	\$373,860	\$344,846
Gross Income per SqFt	\$15.00	\$14.16	\$14.93
Full Market Value	\$1,190,000	\$1,160,000	\$1,170,000
Market Value per SqFt	\$51.00	\$43.90	\$51.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7505	4-03078-0110	4-03086-0002
Condominium Section	337-R1		
Address	65-20 BOOTH STREET	93-54 QUEENS BOULEVARD	65-41 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	67	65	61
Year Built	1941	1939	1940
Gross SqFt	63,693	64,935	60,000
Estimated Gross Income	\$898,071	\$909,584	\$835,237
Gross Income per SqFt	\$14.10	\$14.01	\$13.92
Full Market Value	\$2,800,007	\$2,830,000	\$2,600,000
Market Value per SqFt	\$44.00	\$43.60	\$43.30
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-7506	4-03097-0038	4-03117-0017
Condominium Section	547-R1		
Address	64-48 BOOTH STREET	64-85 WETHEROLE STREET	89-10 63 DRIVE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	56	36
Year Built	1955	1952	1957
Gross SqFt	23,172	50,400	23,100
Estimated Gross Income	\$347,580	\$708,197	\$344,846
Gross Income per SqFt	\$15.00	\$14.05	\$14.93
Full Market Value	\$1,180,005	\$2,210,000	\$1,170,000
Market Value per SqFt	\$51.00	\$43.80	\$51.00
Distance from Condominium in miles		0.00	0.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-7501	4-03078-0110	4-03086-0002
Condominium Section	56-R1		
Address	65-36 WETHEROLE STREET	93-54 QUEENS BOULEVARD	65-41 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	65	61
Year Built	1941	1939	1940
Gross SqFt	66,324	64,935	60,000
Estimated Gross Income	\$928,536	\$909,584	\$835,237
Gross Income per SqFt	\$14.00	\$14.01	\$13.92
Full Market Value	\$2,890,006	\$2,830,000	\$2,600,000
Market Value per SqFt	\$43.60	\$43.60	\$43.30
Distance from Condominium in miles		0.55	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03102-7501	4-02098-0018	4-03104-0108
Condominium Section	262-R1		
Address	87 62 AVENUE	63-36 98 PLACE	65-90 AUSTIN STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	66	66
Year Built	1988	1980	1998
Gross SqFt	67,502	66,962	57,600
Estimated Gross Income	\$1,221,786	\$1,104,553	\$1,289,329
Gross Income per SqFt	\$18.10	\$16.50	\$22.38
Full Market Value	\$4,570,002	\$3,730,000	\$5,340,000
Market Value per SqFt	\$68.00	\$56.00	\$93.00
Distance from Condominium in miles		0.55	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03115-7501	4-03155-0027	4-03085-0008
Condominium Section	72-R1		
Address	63-85 WOODHAVEN BOULEVARD	98-01 67 AVENUE	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	164	286	150
Year Built	1952	1959	1950
Gross SqFt	149,558	275,197	127,152
Estimated Gross Income	\$2,258,325	\$4,351,703	\$1,914,641
Gross Income per SqFt	\$15.10	\$15.81	\$15.06
Full Market Value	\$7,639,985	\$14,700,000	\$6,470,000
Market Value per SqFt	\$51.00	\$53.00	\$51.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03159-7501	4-03080-0001	4-03080-0006
Condominium Section	259-R1		
Address	98-76 QUEENS BOULEVARD	63-07 SAUNDERS STREET	95-08 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1939	1939	1941
Gross SqFt	63,000	62,400	62,400
Estimated Gross Income	\$913,500	\$858,571	\$909,617
Gross Income per SqFt	\$14.50	\$13.76	\$14.58
Full Market Value	\$3,090,004	\$2,670,000	\$2,830,000
Market Value per SqFt	\$49.00	\$42.80	\$45.40
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-7501	4-03155-0027	4-03080-0006
Condominium Section	356-R1		
Address	99-34 67 ROAD	98-01 67 AVENUE	95-08 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	67	286	60
Year Built	1941	1959	1941
Gross SqFt	63,998	275,197	62,400
Estimated Gross Income	\$927,971	\$4,351,703	\$909,617
Gross Income per SqFt	\$14.50	\$15.81	\$14.58
Full Market Value	\$3,140,003	\$14,700,000	\$2,830,000
Market Value per SqFt	\$49.10	\$53.00	\$45.40
Distance from Condominium in miles		0.20	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-7501	4-02214-0040	4-02225-0006
Condominium Section	68-R1		
Address	100-10 67 ROAD	107-19 70 AVENUE	109-05 QUEENS BOULEVARD
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	67	65
Year Built	1941	1938	1936
Gross SqFt	71,316	61,700	72,800
Estimated Gross Income	\$1,034,082	\$858,219	\$1,052,751
Gross Income per SqFt	\$14.50	\$13.91	\$14.46
Full Market Value	\$3,499,995	\$2,670,000	\$3,560,000
Market Value per SqFt	\$49.10	\$43.30	\$48.90
Distance from Condominium in miles		0.40	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-7502	4-03171-0001	4-03083-0079
Condominium Section	419-R1		
Address	101-18 QUEENS BOULEVARD	101-01 BOOTH STREET	95-11 64 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D1-ELEVATOR	C1-WALK-UP
Total Units	31	62	32
Year Built	1964	1954	1993
Gross SqFt	26,930	61,242	27,907
Estimated Gross Income	\$417,415	\$876,046	\$498,000
Gross Income per SqFt	\$15.50	\$14.30	\$17.84
Full Market Value	\$1,410,000	\$2,960,000	\$1,860,000
Market Value per SqFt	\$52.00	\$48.30	\$67.00
Distance from Condominium in miles		0.00	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-7501	4-03156-0133	4-03100-0014
Condominium Section	330-R1		
Address	102-30 QUEENS BOULEVARD	98-05 67 AVENUE	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	R9-CONDOPS	D3-ELEVATOR	D1-ELEVATOR
Total Units	98	181	144
Year Built	1991	1960	1963
Gross SqFt	145,717	177,710	144,444
Estimated Gross Income	\$2,185,755	\$2,758,144	\$2,419,441
Gross Income per SqFt	\$15.00	\$15.52	\$16.75
Full Market Value	\$7,390,000	\$9,330,000	\$9,050,000
Market Value per SqFt	\$51.00	\$53.00	\$63.00
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-7502	4-03169-0021	4-04977-0017
Condominium Section	576-R1		
Address	102-10 QUEENS BOULEVARD	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	33	29	63
Year Built	2007	2001	2000
Gross SqFt	22,930	22,662	52,477
Estimated Gross Income	\$687,900	\$550,569	\$1,320,010
Gross Income per SqFt	\$30.00	\$24.29	\$25.20
Full Market Value	\$3,200,001	\$2,280,000	\$5,470,000
Market Value per SqFt	\$140.00	\$101.00	\$104.00
Distance from Condominium in miles		0.15	2.85

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03239-7501	4-03161-0001	4-03234-0051
Condominium Section	201-R1		
Address	107 QUEENS BOULEVARD	66-22 FLEET STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	130	228
Year Built	1965	1962	1929
Gross SqFt	181,853	112,800	174,480
Estimated Gross Income	\$2,909,648	\$1,933,460	\$3,404,125
Gross Income per SqFt	\$16.00	\$17.14	\$19.51
Full Market Value	\$9,840,000	\$7,230,000	\$12,700,000
Market Value per SqFt	\$54.00	\$64.00	\$73.00
Distance from Condominium in miles		0.60	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03255-7501	4-03255-0028	4-03258-0023
Condominium Section	118-R1		
Address	72-34 AUSTIN STREET	71-50 AUSTIN STREET	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	58	53	50
Year Built	1932	1932	1920
Gross SqFt	38,582	40,398	48,000
Estimated Gross Income	\$626,957	\$840,366	\$801,480
Gross Income per SqFt	\$16.25	\$20.80	\$16.70
Full Market Value	\$2,480,001	\$3,140,000	\$2,710,000
Market Value per SqFt	\$64.00	\$78.00	\$56.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-7501	4-00021-0060	4-09760-0022
Condominium Section	450-R1		
Address	108-24 71 ROAD	47-05 CENTER BOULEVARD	90-05 161 STREET
Neighborhood	FOREST HILLS	LONG ISLAND CITY	JAMAICA
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	95	395	96
Year Built	2004	2007	2003
Gross SqFt	108,788	466,000	54,496
Estimated Gross Income	\$2,719,700	\$11,898,889	\$1,465,042
Gross Income per SqFt	\$25.00	\$25.50	\$26.90
Full Market Value	\$11,299,998	\$25,200,000	\$6,070,000
Market Value per SqFt	\$104.00	\$54.00	\$111.00
Distance from Condominium in miles		6.30	2.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-7501	4-02153-0025	4-02225-0006
Condominium Section	293-R1		
Address	110-31 73 ROAD	66-20 108 STREET	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	71	65
Year Built	1938	1939	1936
Gross SqFt	71,210	75,084	72,800
Estimated Gross Income	\$1,032,545	\$1,190,193	\$1,052,751
Gross Income per SqFt	\$14.50	\$15.85	\$14.46
Full Market Value	\$3,490,000	\$4,020,000	\$3,560,000
Market Value per SqFt	\$49.00	\$54.00	\$48.90
Distance from Condominium in miles		0.90	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-7501	4-02122-0028	4-02225-0006
Condominium Section	194-R1		
Address	110 73 ROAD	102-50 62 ROAD	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	102	65
Year Built	1942	1956	1936
Gross SqFt	93,800	99,350	72,800
Estimated Gross Income	\$1,360,100	\$1,390,954	\$1,052,751
Gross Income per SqFt	\$14.50	\$14.00	\$14.46
Full Market Value	\$4,600,000	\$4,330,000	\$3,560,000
Market Value per SqFt	\$49.00	\$43.60	\$48.90
Distance from Condominium in miles		1.45	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7501	4-03321-0061	4-03321-0037
Condominium Section	88-R1		
Address	83-85 116 STREET	83-31 116 STREET	83-46 118 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	180	84
Year Built	1956	1950	1931
Gross SqFt	65,990	140,196	70,059
Estimated Gross Income	\$956,855	\$2,157,939	\$937,091
Gross Income per SqFt	\$14.50	\$15.39	\$13.38
Full Market Value	\$4,340,021	\$7,300,000	\$2,920,000
Market Value per SqFt	\$66.00	\$52.00	\$41.70
Distance from Condominium in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7502	4-03169-0021	4-03359-0011
Condominium Section	455-R1		
Address	83-75 117 STREET	99-22 67 ROAD	123-20 82 AVENUE
Neighborhood	KEW GARDENS	REGO PARK	KEW GARDENS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	39	29	18
Year Built	2004	2001	1996
Gross SqFt	42,795	22,662	12,905
Estimated Gross Income	\$748,912	\$550,569	\$229,810
Gross Income per SqFt	\$17.50	\$24.29	\$17.81
Full Market Value	\$2,800,002	\$2,280,000	\$859,000
Market Value per SqFt	\$65.00	\$101.00	\$67.00
Distance from Condominium in miles		1.70	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7503	4-03322-0043	4-03359-0011
Condominium Section	435-R1		
Address	83-71 116 STREET	83-33 118 STREET	123-20 82 AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	79	18
Year Built	2001	1979	1996
Gross SqFt	38,000	72,147	12,905
Estimated Gross Income	\$722,000	\$1,257,395	\$229,810
Gross Income per SqFt	\$19.00	\$17.43	\$17.81
Full Market Value	\$2,700,002	\$4,700,000	\$859,000
Market Value per SqFt	\$71.00	\$65.00	\$67.00
Distance from Condominium in miles		0.15	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-7504	4-04977-0017	4-03155-0019
Condominium Section	461-R1		
Address	116-24 GROSVENOR LANE	136-14 NORTHERN BOULEVARD	66-02 AUSTIN STREET
Neighborhood	KEW GARDENS	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	59	63	66
Year Built	2005	2000	1998
Gross SqFt	52,033	52,477	57,600
Estimated Gross Income	\$1,248,792	\$1,320,010	\$1,271,409
Gross Income per SqFt	\$24.00	\$25.20	\$22.07
Full Market Value	\$5,170,003	\$5,470,000	\$5,270,000
Market Value per SqFt	\$99.00	\$104.00	\$91.00
Distance from Condominium in miles		3.90	1.70

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-7501	4-04977-0017	4-03155-0019
Condominium Section	410-R1		
Address	118-82 METROPOLITAN AVENU	136-14 NORTHERN BOULEVARD	66-02 AUSTIN STREET
Neighborhood	KEW GARDENS	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	41	63	66
Year Built	2002	2000	1998
Gross SqFt	35,180	52,477	57,600
Estimated Gross Income	\$765,165	\$1,320,010	\$1,271,409
Gross Income per SqFt	\$21.75	\$25.20	\$22.07
Full Market Value	\$3,170,008	\$5,470,000	\$5,270,000
Market Value per SqFt	\$90.00	\$104.00	\$91.00
Distance from Condominium in miles		3.95	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03339-7501	4-02265-0067	4-03342-0022
Condominium Section	305-R1		
Address	111-50 70 AVENUE	75-23 113 STREET	111-46 76 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R9-CONDOPS	D9-ELEVATOR	D1-ELEVATOR
Total Units	88	54	24
Year Built	1987	1974	1966
Gross SqFt	115,082	41,920	21,396
Estimated Gross Income	\$1,783,771	\$817,946	\$313,237
Gross Income per SqFt	\$15.50	\$19.51	\$14.64
Full Market Value	\$6,030,000	\$3,060,000	\$1,060,000
Market Value per SqFt	\$52.00	\$73.00	\$49.50
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03340-7501	4-02222-0001	4-02225-0006
Condominium Section	63-R1		
Address	111-14 76 AVENUE	70-11 108 STREET	109-05 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	95	78	65
Year Built	1938	1939	1936
Gross SqFt	84,954	73,020	72,800
Estimated Gross Income	\$1,359,264	\$1,336,592	\$1,052,751
Gross Income per SqFt	\$16.00	\$18.30	\$14.46
Full Market Value	\$4,599,981	\$5,000,000	\$3,560,000
Market Value per SqFt	\$54.00	\$68.00	\$48.90
Distance from Condominium in miles		0.55	0.45

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03342-7501	4-03341-0001	4-03340-0052
Condominium Section	289-R1		
Address	111-56 76 DRIVE	111-10 76 ROAD	111-09 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	39	60	60
Year Built	1939	1937	1939
Gross SqFt	31,511	56,636	53,455
Estimated Gross Income	\$456,909	\$879,625	\$856,699
Gross Income per SqFt	\$14.50	\$15.53	\$16.03
Full Market Value	\$1,540,001	\$2,970,000	\$2,900,000
Market Value per SqFt	\$48.90	\$52.00	\$54.00
Distance from Condominium in miles		0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03347-7501	4-03335-0008	4-03322-0043
Condominium Section	193-R1		
Address	119-45 UNION TURNPIKE	80-15 GRENFELL STREET	83-33 118 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	128	79
Year Built	1971	1930	1979
Gross SqFt	51,376	82,091	72,147
Estimated Gross Income	\$796,328	\$1,487,668	\$1,257,395
Gross Income per SqFt	\$15.50	\$18.12	\$17.43
Full Market Value	\$2,689,997	\$5,560,000	\$4,700,000
Market Value per SqFt	\$52.00	\$68.00	\$65.00
Distance from Condominium in miles		0.20	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03354-7501	4-03353-0001	4-03358-0052
Condominium Section	585-R1		
Address	83-09 TALBOT STREET	82-67 AUSTIN STREET	41 KEW GARDENS ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	83	144	48
Year Built	1923	1927	1936
Gross SqFt	104,492	124,343	49,636
Estimated Gross Income	\$1,358,396	\$1,863,102	\$711,618
Gross Income per SqFt	\$13.00	\$14.98	\$14.34
Full Market Value	\$4,230,008	\$6,300,000	\$2,410,000
Market Value per SqFt	\$40.50	\$51.00	\$48.60
Distance from Condominium in miles		0.05	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-7501	4-03321-0018	4-03322-0014
Condominium Section	202-R1		
Address	123-25 82 AVENUE	83-10 118 STREET	118-40 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	79	84
Year Built	1951	1954	1928
Gross SqFt	66,880	74,118	83,727
Estimated Gross Income	\$936,320	\$1,067,498	\$1,164,386
Gross Income per SqFt	\$14.00	\$14.40	\$13.91
Full Market Value	\$2,920,000	\$3,320,000	\$3,630,000
Market Value per SqFt	\$43.70	\$44.80	\$43.40
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03360-7501	4-05137-0084	4-05137-0093
Condominium Section	144-R1		
Address	125-10 QUEENS BOULEVARD	43-32 KISSENA BOULEVARD	43-44 KISSENA BOULEVARD
Neighborhood	KEW GARDENS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D3-ELEVATOR	D7-ELEVATOR
Total Units	377	287	287
Year Built	1960	1962	1962
Gross SqFt	419,528	267,554	267,554
Estimated Gross Income	\$6,502,684	\$4,040,352	\$4,019,225
Gross Income per SqFt	\$15.50	\$15.10	\$15.02
Full Market Value	\$22,000,000	\$13,700,000	\$13,600,000
Market Value per SqFt	\$52.00	\$51.00	\$51.00
Distance from Condominium in miles		2.90	2.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03371-7501	4-03631-0001	4-03545-0001
Condominium Section	382-R1		
Address	2116 GREENE AVENUE	62-02 CATALPA AVENUE	1605 PUTNAM AVENUE
Neighborhood	RIDGEWOOD	RIDGEWOOD	RIDGEWOOD
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	44	81	49
Year Built	0	1928	1927
Gross SqFt	59,400	57,716	49,530
Estimated Gross Income	\$801,900	\$792,607	\$558,053
Gross Income per SqFt	\$13.50	\$13.73	\$11.27
Full Market Value	\$2,500,005	\$2,470,000	\$1,450,000
Market Value per SqFt	\$42.10	\$42.80	\$29.30
Distance from Condominium in miles		0.80	0.75

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03456-7501	4-00573-0046	4-03169-0021
Condominium Section	411-R1		
Address	714 SENECA AVENUE	27-10 ASTORIA BOULEVARD	99-22 67 ROAD
Neighborhood	RIDGEWOOD	ASTORIA	REGO PARK
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	17	27	29
Year Built	2002	2004	2001
Gross SqFt	12,607	25,920	22,662
Estimated Gross Income	\$267,898	\$519,388	\$550,569
Gross Income per SqFt	\$21.25	\$20.04	\$24.29
Full Market Value	\$1,110,003	\$1,940,000	\$2,280,000
Market Value per SqFt	\$88.00	\$75.00	\$101.00
Distance from Condominium in miles		4.75	3.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03494-7501	4-05005-0042	4-01606-0052
Condominium Section	130-R1		
Address	5926 BLEECKER STREET	35-14 149 STREET	40-37 97 STREET
Neighborhood	RIDGEWOOD	FLUSHING-NORTH	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	16
Year Built	1987	1996	1990
Gross SqFt	10,021	10,500	12,304
Estimated Gross Income	\$160,336	\$175,000	\$175,895
Gross Income per SqFt	\$16.00	\$16.67	\$14.30
Full Market Value	\$542,000	\$592,000	\$595,000
Market Value per SqFt	\$54.00	\$56.00	\$48.40
Distance from Condominium in miles		5.90	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03637-7501	4-03874-0078	4-03873-0028
Condominium Section	350-R1		
Address	71-05 FRESH POND ROAD	89-15 73 AVENUE	89-17 72 AVENUE
Neighborhood	GLENDALE	GLENDALE	GLENDALE
Building Classification	R4-ELEVATOR	C9-WALK-UP	C9-WALK-UP
Total Units	64	52	52
Year Built	0	1950	1950
Gross SqFt	58,586	45,040	44,928
Estimated Gross Income	\$1,025,255	\$782,575	\$812,838
Gross Income per SqFt	\$17.50	\$17.38	\$18.09
Full Market Value	\$3,830,001	\$2,930,000	\$3,040,000
Market Value per SqFt	\$65.00	\$65.00	\$68.00
Distance from Condominium in miles		1.85	1.85

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03667-7501	4-00619-0033	4-01606-0052
Condominium Section	226-R1		
Address	72-52 METROPOLITAN AVENUE	31-20 28 ROAD	40-37 97 STREET
Neighborhood	GLENDALE	ASTORIA	CORONA
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	16
Year Built	1988	1987	1990
Gross SqFt	9,969	9,053	12,304
Estimated Gross Income	\$159,504	\$136,528	\$175,895
Gross Income per SqFt	\$16.00	\$15.08	\$14.30
Full Market Value	\$539,000	\$462,000	\$595,000
Market Value per SqFt	\$54.00	\$51.00	\$48.40
Distance from Condominium in miles		4.45	2.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03706-7501	4-06797-0079	4-09712-0146
Condominium Section	449-R1		
Address	76-18 69 PLACE	71-61 159 STREET	141-24 84 DRIVE
Neighborhood	GLENDALE	FLUSHING-SOUTH	BRIARWOOD
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	204	49
Year Built	1903	2000	2003
Gross SqFt	54,954	165,906	53,580
Estimated Gross Income	\$824,310	\$3,467,465	\$915,622
Gross Income per SqFt	\$15.00	\$20.90	\$17.09
Full Market Value	\$2,789,994	\$13,000,000	\$3,420,000
Market Value per SqFt	\$51.00	\$78.00	\$64.00
Distance from Condominium in miles		4.25	3.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03727-7501	4-03683-0036	4-03703-0026
Condominium Section	378-R1		
Address	56-07 CLOVER PLACE	71-56 69 STREET	72-06 69 STREET
Neighborhood	GLENDALE	GLENDALE	GLENDALE
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	28	12	28
Year Built	0	1928	1928
Gross SqFt	20,320	9,300	23,300
Estimated Gross Income	\$262,128	\$98,617	\$364,276
Gross Income per SqFt	\$12.90	\$10.60	\$15.63
Full Market Value	\$957,002	\$256,000	\$1,230,000
Market Value per SqFt	\$47.10	\$27.50	\$53.00
Distance from Condominium in miles		1.00	0.95

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04044-7501	4-04977-0017	4-05182-0009
Condominium Section	534-R1		
Address	14-34 110 STREET	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	COLLEGE POINT	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	33	63	54
Year Built	2002	2000	1999
Gross SqFt	30,185	52,477	53,860
Estimated Gross Income	\$633,885	\$1,320,010	\$947,099
Gross Income per SqFt	\$21.00	\$25.20	\$17.58
Full Market Value	\$2,640,005	\$5,470,000	\$3,540,000
Market Value per SqFt	\$87.00	\$104.00	\$66.00
Distance from Condominium in miles		2.15	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04259-7501	4-04256-0030	4-04292-0060
Condominium Section	91-R1		
Address	122-15 25 ROAD	25-60 COLLEGE POINT BOULE	119-58 27 AVENUE
Neighborhood	COLLEGE POINT	COLLEGE POINT	COLLEGE POINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	15	30
Year Built	1983	1964	1966
Gross SqFt	11,076	11,196	17,493
Estimated Gross Income	\$157,833	\$178,363	\$226,320
Gross Income per SqFt	\$14.25	\$15.93	\$12.94
Full Market Value	\$533,998	\$603,000	\$705,000
Market Value per SqFt	\$48.20	\$54.00	\$40.30
Distance from Condominium in miles		0.10	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04410-7501	4-02098-0018	4-04977-0021
Condominium Section	370-R1		
Address	137-11 32 AVENUE	63-36 98 PLACE	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	66	71
Year Built	1990	1980	2000
Gross SqFt	22,528	66,962	67,324
Estimated Gross Income	\$371,712	\$1,104,553	\$1,352,211
Gross Income per SqFt	\$16.50	\$16.50	\$20.09
Full Market Value	\$1,260,000	\$3,730,000	\$5,060,000
Market Value per SqFt	\$56.00	\$56.00	\$75.00
Distance from Condominium in miles		3.00	0.45

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7501	4-03169-0021	4-09760-0022
Condominium Section	476-R1		
Address	31-22 UNION STREET	99-22 67 ROAD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	REGO PARK	JAMAICA
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	20	29	96
Year Built	2006	2001	2003
Gross SqFt	18,668	22,662	54,496
Estimated Gross Income	\$485,368	\$550,569	\$1,465,042
Gross Income per SqFt	\$26.00	\$24.29	\$26.90
Full Market Value	\$2,009,998	\$2,280,000	\$6,070,000
Market Value per SqFt	\$108.00	\$101.00	\$111.00
Distance from Condominium in miles		3.40	4.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7502	4-04977-0017	4-03169-0021
Condominium Section	517-R1		
Address	140-24 31 DRIVE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	20	63	29
Year Built	2005	2000	2001
Gross SqFt	15,422	52,477	22,662
Estimated Gross Income	\$385,550	\$1,320,010	\$550,569
Gross Income per SqFt	\$25.00	\$25.20	\$24.29
Full Market Value	\$1,600,004	\$5,470,000	\$2,280,000
Market Value per SqFt	\$104.00	\$104.00	\$101.00
Distance from Condominium in miles		0.45	3.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04414-7504	4-04977-0017	4-09760-0022
Condominium Section	579-R1		
Address	31-32 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	63	96
Year Built	2007	2000	2003
Gross SqFt	40,800	52,477	54,496
Estimated Gross Income	\$1,020,000	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$25.00	\$25.20	\$26.90
Full Market Value	\$4,220,001	\$5,470,000	\$6,070,000
Market Value per SqFt	\$103.00	\$104.00	\$111.00
Distance from Condominium in miles		0.45	4.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04516-7501	4-00531-0060	4-05285-0010
Condominium Section	563-R1		
Address	150-31 12 AVENUE	31-64 21 STREET	163-02 CROCHERON AVENUE
Neighborhood	WHITESTONE	ASTORIA	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	49	52	15
Year Built	2006	2002	1964
Gross SqFt	39,140	46,333	11,866
Estimated Gross Income	\$821,940	\$1,176,751	\$224,163
Gross Income per SqFt	\$21.00	\$25.40	\$18.89
Full Market Value	\$3,400,002	\$4,870,000	\$838,000
Market Value per SqFt	\$87.00	\$105.00	\$71.00
Distance from Condominium in miles		6.50	2.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04672-7501	4-04677-0005	4-05005-0001
Condominium Section	74-R1		
Address	149-47 22 AVENUE	149-15 25 AVENUE	35-33 147 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	20	25	38
Year Built	1947	1951	1924
Gross SqFt	14,950	19,188	33,000
Estimated Gross Income	\$209,300	\$226,495	\$474,740
Gross Income per SqFt	\$14.00	\$11.80	\$14.39
Full Market Value	\$652,000	\$637,000	\$1,610,000
Market Value per SqFt	\$43.60	\$33.20	\$48.80
Distance from Condominium in miles		0.20	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04952-7501	4-00659-0073	4-05182-0009
Condominium Section	423-R1		
Address	32-05 LINDEN PLACE	30-62 38 STREET	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	ASTORIA	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D1-ELEVATOR
Total Units	18	16	54
Year Built	2002	2005	1999
Gross SqFt	16,915	14,818	53,860
Estimated Gross Income	\$325,613	\$275,137	\$947,099
Gross Income per SqFt	\$19.25	\$18.57	\$17.58
Full Market Value	\$1,220,005	\$1,030,000	\$3,540,000
Market Value per SqFt	\$72.00	\$70.00	\$66.00
Distance from Condominium in miles		4.55	0.90

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04954-7501	4-04977-0017	4-09760-0022
Condominium Section	621-R1		
Address	32-36 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	63	96
Year Built	2007	2000	2003
Gross SqFt	26,228	52,477	54,496
Estimated Gross Income	\$708,156	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$27.00	\$25.20	\$26.90
Full Market Value	\$2,930,005	\$5,470,000	\$6,070,000
Market Value per SqFt	\$112.00	\$104.00	\$111.00
Distance from Condominium in miles		0.40	4.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04956-7501	4-04954-0131	4-04994-0041
Condominium Section	222-R1		
Address	35-45 LEAVITT STREET	32-08 UNION STREET	140-74 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	24	27	44
Year Built	1987	1999	1987
Gross SqFt	23,100	35,100	38,640
Estimated Gross Income	\$325,710	\$445,365	\$685,833
Gross Income per SqFt	\$14.10	\$12.69	\$17.75
Full Market Value	\$1,009,999	\$1,390,000	\$2,560,000
Market Value per SqFt	\$43.70	\$39.60	\$66.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04958-7501	4-09231-0020	4-03101-0016
Condominium Section	431-R1		
Address	134-38 35 AVENUE	119-50 METROPOLITAN AVENUE	85-82 ELIOT AVENUE
Neighborhood	FLUSHING-NORTH	KEW GARDENS	REGO PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	22	15
Year Built	1996	1974	1974
Gross SqFt	8,730	16,232	9,264
Estimated Gross Income	\$139,680	\$288,000	\$165,612
Gross Income per SqFt	\$16.00	\$17.74	\$17.88
Full Market Value	\$471,999	\$1,080,000	\$619,000
Market Value per SqFt	\$54.00	\$67.00	\$67.00
Distance from Condominium in miles		4.05	3.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04960-7501	4-04977-0017	4-04977-0021
Condominium Section	549-R1		
Address	35-06 LEAVITT STREET	136-14 NORTHERN BOULEVARD	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	54	63	71
Year Built	2004	2000	2000
Gross SqFt	60,665	52,477	67,324
Estimated Gross Income	\$1,349,796	\$1,320,010	\$1,352,211
Gross Income per SqFt	\$22.25	\$25.20	\$20.09
Full Market Value	\$3,080,003	\$5,470,000	\$5,060,000
Market Value per SqFt	\$51.00	\$104.00	\$75.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04960-7502	4-00531-0060	4-04977-0017
Condominium Section	521-R1		
Address	136-16 35 AVENUE	31-64 21 STREET	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	ASTORIA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	28	52	63
Year Built	2007	2002	2000
Gross SqFt	25,777	46,333	52,477
Estimated Gross Income	\$721,756	\$1,176,751	\$1,320,010
Gross Income per SqFt	\$28.00	\$25.40	\$25.20
Full Market Value	\$2,990,004	\$4,870,000	\$5,470,000
Market Value per SqFt	\$116.00	\$105.00	\$104.00
Distance from Condominium in miles		5.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04970-7501	4-04977-0017	4-09760-0022
Condominium Section	511-R1		
Address	59-05 MAIN STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	47	63	96
Year Built	2003	2000	2003
Gross SqFt	48,785	52,477	54,496
Estimated Gross Income	\$1,268,410	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$26.00	\$25.20	\$26.90
Full Market Value	\$5,250,001	\$5,470,000	\$6,070,000
Market Value per SqFt	\$108.00	\$104.00	\$111.00
Distance from Condominium in miles		0.25	4.25

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04971-7501	4-03169-0021	4-04977-0017
Condominium Section	446-R1		
Address	135-37 37 AVENUE	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	20	29	63
Year Built	2004	2001	2000
Gross SqFt	14,250	22,662	52,477
Estimated Gross Income	\$299,250	\$550,569	\$1,320,010
Gross Income per SqFt	\$21.00	\$24.29	\$25.20
Full Market Value	\$1,240,002	\$2,280,000	\$5,470,000
Market Value per SqFt	\$87.00	\$101.00	\$104.00
Distance from Condominium in miles		2.80	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04977-7501	4-05182-0009	4-05050-0039
Condominium Section	71-R1		
Address	136-75 37 AVENUE	140-26 FRANKLIN AVENUE	144-90 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	54	101
Year Built	1983	1999	1972
Gross SqFt	87,612	53,860	85,602
Estimated Gross Income	\$1,489,404	\$947,099	\$1,307,168
Gross Income per SqFt	\$17.00	\$17.58	\$15.27
Full Market Value	\$5,570,010	\$3,540,000	\$4,420,000
Market Value per SqFt	\$64.00	\$66.00	\$52.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-7501	4-04981-0050	4-05021-0001
Condominium Section	10-R1		
Address	140-55 34 AVENUE	33-14 PARSONS BOULEVARD	142-01 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	114	106
Year Built	1967	1963	1963
Gross SqFt	12,655	99,162	102,023
Estimated Gross Income	\$189,825	\$1,469,514	\$1,548,352
Gross Income per SqFt	\$15.00	\$14.82	\$15.18
Full Market Value	\$642,000	\$4,970,000	\$5,240,000
Market Value per SqFt	\$51.00	\$50.00	\$51.00
Distance from Condominium in miles		0.00	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-7501	4-04981-0050	4-05021-0001
Condominium Section	10-R4		
Address	140-55 34 AVENUE	33-14 PARSONS BOULEVARD	142-01 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	114	106
Year Built	1967	1963	1963
Gross SqFt	97,877	99,162	102,023
Estimated Gross Income	\$1,468,155	\$1,469,514	\$1,548,352
Gross Income per SqFt	\$15.00	\$14.82	\$15.18
Full Market Value	\$4,960,006	\$4,970,000	\$5,240,000
Market Value per SqFt	\$51.00	\$50.00	\$51.00
Distance from Condominium in miles		0.00	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7501	4-05046-0045	4-05013-0038
Condominium Section	85-R1		
Address	139-35 35 AVENUE	142-09 BARCLAY AVENUE	37-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	42	173
Year Built	1984	1970	1972
Gross SqFt	34,314	38,657	113,522
Estimated Gross Income	\$566,181	\$550,735	\$2,128,510
Gross Income per SqFt	\$16.50	\$14.25	\$18.75
Full Market Value	\$1,909,988	\$1,860,000	\$7,960,000
Market Value per SqFt	\$56.00	\$48.10	\$70.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7502	4-04994-0041	4-05046-0045
Condominium Section	103-R1		
Address	140-44 34 AVENUE	140-74 34 AVENUE	142-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	44	42
Year Built	1985	1987	1970
Gross SqFt	10,668	38,640	38,657
Estimated Gross Income	\$181,356	\$685,833	\$550,735
Gross Income per SqFt	\$17.00	\$17.75	\$14.25
Full Market Value	\$677,995	\$2,560,000	\$1,860,000
Market Value per SqFt	\$64.00	\$66.00	\$48.10
Distance from Condominium in miles		0.00	0.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7503	4-05046-0045	4-04994-0041
Condominium Section	220-R1		
Address	140-40 34 AVENUE	142-09 BARCLAY AVENUE	140-74 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	16	42	44
Year Built	1988	1970	1987
Gross SqFt	16,140	38,657	38,640
Estimated Gross Income	\$270,345	\$550,735	\$685,833
Gross Income per SqFt	\$16.75	\$14.25	\$17.75
Full Market Value	\$1,009,998	\$1,860,000	\$2,560,000
Market Value per SqFt	\$63.00	\$48.10	\$66.00
Distance from Condominium in miles		0.50	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7504	4-05182-0009	4-04977-0021
Condominium Section	398-R1		
Address	139-87 35 AVENUE	140-26 FRANKLIN AVENUE	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	54	71
Year Built	1997	1999	2000
Gross SqFt	16,164	53,860	67,324
Estimated Gross Income	\$324,896	\$947,099	\$1,352,211
Gross Income per SqFt	\$20.10	\$17.58	\$20.09
Full Market Value	\$1,209,997	\$3,540,000	\$5,060,000
Market Value per SqFt	\$75.00	\$66.00	\$75.00
Distance from Condominium in miles		0.70	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-7505	4-04977-0017	4-09760-0022
Condominium Section	584-R1		
Address	139-39 35 AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	63	96
Year Built	2007	2000	2003
Gross SqFt	23,878	52,477	54,496
Estimated Gross Income	\$620,828	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$26.00	\$25.20	\$26.90
Full Market Value	\$2,569,998	\$5,470,000	\$6,070,000
Market Value per SqFt	\$108.00	\$104.00	\$111.00
Distance from Condominium in miles		0.30	4.45

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-7501	4-05182-0009	4-07117-0189
Condominium Section	213-R1		
Address	139-76 35 AVENUE	140-26 FRANKLIN AVENUE	193-02 HOR HARDING EXPWY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	48	54	40
Year Built	1987	1999	1988
Gross SqFt	31,360	53,860	51,125
Estimated Gross Income	\$533,120	\$947,099	\$872,675
Gross Income per SqFt	\$17.00	\$17.58	\$17.07
Full Market Value	\$1,990,006	\$3,540,000	\$3,260,000
Market Value per SqFt	\$63.00	\$66.00	\$64.00
Distance from Condominium in miles		0.65	2.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7501	4-05182-0009	4-07117-0189
Condominium Section	181-R1		
Address	35-20 147 STREET	140-26 FRANKLIN AVENUE	193-02 HOR HARDING EXPWY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	66	54	40
Year Built	1988	1999	1988
Gross SqFt	76,680	53,860	51,125
Estimated Gross Income	\$1,303,560	\$947,099	\$872,675
Gross Income per SqFt	\$17.00	\$17.58	\$17.07
Full Market Value	\$4,870,003	\$3,540,000	\$3,260,000
Market Value per SqFt	\$64.00	\$66.00	\$64.00
Distance from Condominium in miles		0.70	2.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05004-7502	4-09760-0022	4-04977-0021
Condominium Section	439-R1		
Address	146-14 35 AVENUE	90-05 161 STREET	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	JAMAICA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	18	96	71
Year Built	2003	2003	2000
Gross SqFt	18,730	54,496	67,324
Estimated Gross Income	\$412,060	\$1,465,042	\$1,352,211
Gross Income per SqFt	\$22.00	\$26.90	\$20.09
Full Market Value	\$1,710,000	\$6,070,000	\$5,060,000
Market Value per SqFt	\$91.00	\$111.00	\$75.00
Distance from Condominium in miles		4.30	0.55

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05005-7501	4-05182-0009	4-07117-0189
Condominium Section	316-R1		
Address	147-20 35 AVENUE	140-26 FRANKLIN AVENUE	193-02 HOR HARDING EXPWY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FRESH MEADOWS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	54	40
Year Built	1986	1999	1988
Gross SqFt	66,756	53,860	51,125
Estimated Gross Income	\$1,201,608	\$947,099	\$872,675
Gross Income per SqFt	\$18.00	\$17.58	\$17.07
Full Market Value	\$4,489,995	\$3,540,000	\$3,260,000
Market Value per SqFt	\$67.00	\$66.00	\$64.00
Distance from Condominium in miles		0.70	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7501	4-05182-0009	4-04954-0131
Condominium Section	25-R1		
Address	36-41 UNION STREET	140-26 FRANKLIN AVENUE	32-08 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	54	27
Year Built	1979	1999	1999
Gross SqFt	37,255	53,860	35,100
Estimated Gross Income	\$577,452	\$947,099	\$445,365
Gross Income per SqFt	\$15.50	\$17.58	\$12.69
Full Market Value	\$1,949,983	\$3,540,000	\$1,390,000
Market Value per SqFt	\$52.00	\$66.00	\$39.60
Distance from Condominium in miles		0.55	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7502	4-04994-0070	4-05022-0018
Condominium Section	151-R1		
Address	36-25 UNION STREET	139-81 35 AVENUE	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	103	109
Year Built	1987	1971	1971
Gross SqFt	66,196	78,474	80,241
Estimated Gross Income	\$1,125,332	\$1,572,519	\$1,281,976
Gross Income per SqFt	\$17.00	\$20.04	\$15.98
Full Market Value	\$4,209,999	\$5,880,000	\$4,330,000
Market Value per SqFt	\$64.00	\$75.00	\$54.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05010-7504	4-04977-0017	4-03169-0021
Condominium Section	472-R1		
Address	142-25 37 AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	30	63	29
Year Built	2005	2000	2001
Gross SqFt	20,352	52,477	22,662
Estimated Gross Income	\$488,448	\$1,320,010	\$550,569
Gross Income per SqFt	\$24.00	\$25.20	\$24.29
Full Market Value	\$2,020,002	\$5,470,000	\$2,280,000
Market Value per SqFt	\$99.00	\$104.00	\$101.00
Distance from Condominium in miles		0.15	3.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05013-7501	4-04977-0017	4-03169-0021
Condominium Section	540-R1		
Address	143-36 37 AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	19	63	29
Year Built	2005	2000	2001
Gross SqFt	21,000	52,477	22,662
Estimated Gross Income	\$504,000	\$1,320,010	\$550,569
Gross Income per SqFt	\$24.00	\$25.20	\$24.29
Full Market Value	\$2,090,000	\$5,470,000	\$2,280,000
Market Value per SqFt	\$100.00	\$104.00	\$101.00
Distance from Condominium in miles		0.30	3.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05014-7501	4-04995-0034	4-05046-0037
Condominium Section	255-R1		
Address	144-63 37 AVENUE	145-16 34 AVENUE	142-27 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	16	42	50
Year Built	1989	1989	1962
Gross SqFt	10,480	47,516	38,191
Estimated Gross Income	\$167,680	\$751,370	\$532,032
Gross Income per SqFt	\$16.00	\$15.81	\$13.93
Full Market Value	\$566,999	\$2,540,000	\$1,660,000
Market Value per SqFt	\$54.00	\$53.00	\$43.50
Distance from Condominium in miles		0.15	0.40

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-7501	4-04995-0024	4-04996-0007
Condominium Section	245-R1		
Address	144-34 37 AVENUE	144-22 34 AVENUE	147-15 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	12
Year Built	1988	1976	1962
Gross SqFt	13,997	10,032	8,400
Estimated Gross Income	\$211,074	\$147,428	\$265,798
Gross Income per SqFt	\$15.08	\$14.70	\$31.60
Full Market Value	\$714,001	\$499,000	\$1,240,000
Market Value per SqFt	\$51.00	\$49.70	\$148.00
Distance from Condominium in miles		0.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05017-7501	4-05015-0006	4-05022-0008
Condominium Section	263-R1		
Address	37-31 149 STREET	37-15 PARSONS BOULEVARD	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	37	62
Year Built	1955	1963	1962
Gross SqFt	27,000	26,522	48,786
Estimated Gross Income	\$405,000	\$444,527	\$653,179
Gross Income per SqFt	\$15.00	\$16.76	\$13.39
Full Market Value	\$1,370,000	\$1,660,000	\$2,030,000
Market Value per SqFt	\$51.00	\$63.00	\$41.60
Distance from Condominium in miles		0.25	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-7501	4-05182-0009	4-05104-0027
Condominium Section	134-R1		
Address	142-36 38 AVENUE	140-26 FRANKLIN AVENUE	132-54 POPE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	33
Year Built	1987	1999	1990
Gross SqFt	18,120	53,860	43,957
Estimated Gross Income	\$326,160	\$947,099	\$876,995
Gross Income per SqFt	\$18.00	\$17.58	\$19.95
Full Market Value	\$1,219,998	\$3,540,000	\$3,280,000
Market Value per SqFt	\$67.00	\$66.00	\$75.00
Distance from Condominium in miles		0.40	0.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-7502	4-05182-0009	4-04977-0021
Condominium Section	427-R1		
Address	142-18 38 AVENUE	140-26 FRANKLIN AVENUE	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	54	71
Year Built	2001	1999	2000
Gross SqFt	48,993	53,860	67,324
Estimated Gross Income	\$979,860	\$947,099	\$1,352,211
Gross Income per SqFt	\$20.00	\$17.58	\$20.09
Full Market Value	\$3,659,998	\$3,540,000	\$5,060,000
Market Value per SqFt	\$75.00	\$66.00	\$75.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05022-7502	4-05022-0018	4-05863-0250
Condominium Section	162-R1		
Address	143-51 ROOSEVELT AVENUE	143-18 38 AVENUE	23-50 CORPORAL KENNEDY ST
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	134	109	150
Year Built	1987	1971	1981
Gross SqFt	98,000	80,241	124,877
Estimated Gross Income	\$1,764,000	\$1,281,976	\$2,197,835
Gross Income per SqFt	\$18.00	\$15.98	\$17.60
Full Market Value	\$6,599,995	\$4,330,000	\$4,660,000
Market Value per SqFt	\$67.00	\$54.00	\$37.30
Distance from Condominium in miles		0.00	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05022-7503	4-04977-0017	4-09760-0022
Condominium Section	581-R1		
Address	38-34 PARSONS BOULEVARD	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	40	63	96
Year Built	2007	2000	2003
Gross SqFt	40,400	52,477	54,496
Estimated Gross Income	\$929,200	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$23.00	\$25.20	\$26.90
Full Market Value	\$3,850,002	\$5,470,000	\$6,070,000
Market Value per SqFt	\$95.00	\$104.00	\$111.00
Distance from Condominium in miles		0.35	4.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7501	4-05182-0009	4-05013-0038
Condominium Section	42-R1		
Address	144-77 ROOSEVELT AVENUE	140-26 FRANKLIN AVENUE	37-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	54	173
Year Built	1983	1999	1972
Gross SqFt	101,624	53,860	113,522
Estimated Gross Income	\$1,829,232	\$947,099	\$2,128,510
Gross Income per SqFt	\$18.00	\$17.58	\$18.75
Full Market Value	\$6,839,985	\$3,540,000	\$7,960,000
Market Value per SqFt	\$67.00	\$66.00	\$70.00
Distance from Condominium in miles		0.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7502	4-05121-0017	4-05022-0018
Condominium Section	81-R1		
Address	38-08 147 STREET	133-24 SANFORD AVENUE	143-18 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	33	148	109
Year Built	1984	1963	1971
Gross SqFt	37,304	130,548	80,241
Estimated Gross Income	\$624,842	\$1,969,342	\$1,281,976
Gross Income per SqFt	\$16.75	\$15.09	\$15.98
Full Market Value	\$2,339,996	\$6,660,000	\$4,330,000
Market Value per SqFt	\$63.00	\$51.00	\$54.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7503	4-04994-0041	4-05015-0006
Condominium Section	238-R1		
Address	144-68 38 AVENUE	140-74 34 AVENUE	37-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	44	37
Year Built	1989	1987	1963
Gross SqFt	17,905	38,640	26,522
Estimated Gross Income	\$322,290	\$685,833	\$444,527
Gross Income per SqFt	\$18.00	\$17.75	\$16.76
Full Market Value	\$1,199,999	\$2,560,000	\$1,660,000
Market Value per SqFt	\$67.00	\$66.00	\$63.00
Distance from Condominium in miles		0.35	0.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-7504	4-05182-0009	4-06797-0079
Condominium Section	424-R1		
Address	38-22 147 STREET	140-26 FRANKLIN AVENUE	71-61 159 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	32	54	204
Year Built	2002	1999	2000
Gross SqFt	22,936	53,860	165,906
Estimated Gross Income	\$504,592	\$947,099	\$3,467,465
Gross Income per SqFt	\$22.00	\$17.58	\$20.90
Full Market Value	\$2,090,000	\$3,540,000	\$13,000,000
Market Value per SqFt	\$91.00	\$66.00	\$78.00
Distance from Condominium in miles		0.50	2.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-7501	4-05182-0009	4-09760-0022
Condominium Section	413-R1		
Address	144-48 ROOSEVELT AVENUE	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	26	54	96
Year Built	2001	1999	2003
Gross SqFt	22,635	53,860	54,496
Estimated Gross Income	\$475,335	\$947,099	\$1,465,042
Gross Income per SqFt	\$21.00	\$17.58	\$26.90
Full Market Value	\$1,970,004	\$3,540,000	\$6,070,000
Market Value per SqFt	\$87.00	\$66.00	\$111.00
Distance from Condominium in miles		0.40	4.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-7501	4-05049-0043	4-05052-0036
Condominium Section	111-R1		
Address	147-37 ROOSEVELT AVENUE	143-33 SANFORD AVENUE	147-10 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	181	115
Year Built	1956	1960	1960
Gross SqFt	53,920	137,927	105,913
Estimated Gross Income	\$808,800	\$2,181,948	\$1,537,751
Gross Income per SqFt	\$15.00	\$15.82	\$14.52
Full Market Value	\$2,729,997	\$7,380,000	\$5,200,000
Market Value per SqFt	\$51.00	\$54.00	\$49.10
Distance from Condominium in miles		0.40	0.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7501	4-05025-0064	4-04994-0041
Condominium Section	176-R1		
Address	147-26 ROOSEVELT AVENUE	144-45 41 AVENUE	140-74 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	137	44
Year Built	1987	1962	1987
Gross SqFt	19,398	107,761	38,640
Estimated Gross Income	\$329,766	\$1,741,704	\$685,833
Gross Income per SqFt	\$17.00	\$16.16	\$17.75
Full Market Value	\$1,234,999	\$5,890,000	\$2,560,000
Market Value per SqFt	\$64.00	\$55.00	\$66.00
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05027-7502	4-04995-0034	4-05025-0008
Condominium Section	261-R1		
Address	147-48 ROOSEVELT AVENUE	145-16 34 AVENUE	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D6-ELEVATOR	D7-ELEVATOR
Total Units	36	42	84
Year Built	1988	1989	1973
Gross SqFt	36,340	47,516	65,292
Estimated Gross Income	\$617,780	\$751,370	\$1,356,721
Gross Income per SqFt	\$17.00	\$15.81	\$20.78
Full Market Value	\$2,309,998	\$2,540,000	\$5,070,000
Market Value per SqFt	\$64.00	\$53.00	\$78.00
Distance from Condominium in miles		0.40	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7501	4-05182-0009	4-09760-0022
Condominium Section	420-R1		
Address	132-59 41 ROAD	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	96
Year Built	2001	1999	2003
Gross SqFt	15,000	53,860	54,496
Estimated Gross Income	\$315,000	\$947,099	\$1,465,042
Gross Income per SqFt	\$21.00	\$17.58	\$26.90
Full Market Value	\$1,309,995	\$3,540,000	\$6,070,000
Market Value per SqFt	\$87.00	\$66.00	\$111.00
Distance from Condominium in miles		0.50	3.95

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05039-7502	4-05182-0009	4-09760-0022
Condominium Section	428-R1		
Address	41-05 COLLEGE POINT BOULE	140-26 FRANKLIN AVENUE	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	47	54	96
Year Built	2002	1999	2003
Gross SqFt	41,800	53,860	54,496
Estimated Gross Income	\$836,000	\$947,099	\$1,465,042
Gross Income per SqFt	\$20.00	\$17.58	\$26.90
Full Market Value	\$3,130,002	\$3,540,000	\$6,070,000
Market Value per SqFt	\$75.00	\$66.00	\$111.00
Distance from Condominium in miles		0.50	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05040-7501	4-04977-0021	4-09760-0022
Condominium Section	458-R1		
Address	132-03 SANFORD AVENUE	137-02 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	50	71	96
Year Built	2004	2000	2003
Gross SqFt	48,753	67,324	54,496
Estimated Gross Income	\$1,121,319	\$1,352,211	\$1,465,042
Gross Income per SqFt	\$23.00	\$20.09	\$26.90
Full Market Value	\$4,639,991	\$5,060,000	\$6,070,000
Market Value per SqFt	\$95.00	\$75.00	\$111.00
Distance from Condominium in miles		0.50	3.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05041-7504	4-05182-0009	4-05044-0063
Condominium Section	383-R1		
Address	133-25 41 ROAD	140-26 FRANKLIN AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	54	66
Year Built	1995	1999	1996
Gross SqFt	15,630	53,860	71,456
Estimated Gross Income	\$265,710	\$947,099	\$1,024,991
Gross Income per SqFt	\$17.00	\$17.58	\$14.34
Full Market Value	\$993,997	\$3,540,000	\$3,470,000
Market Value per SqFt	\$64.00	\$66.00	\$48.60
Distance from Condominium in miles		0.40	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-7501	4-04994-0041	4-05025-0008
Condominium Section	164-R1		
Address	133-36 41 ROAD	140-74 34 AVENUE	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	64	44	84
Year Built	1987	1987	1973
Gross SqFt	72,300	38,640	65,292
Estimated Gross Income	\$1,373,700	\$685,833	\$1,356,721
Gross Income per SqFt	\$19.00	\$17.75	\$20.78
Full Market Value	\$5,139,997	\$2,560,000	\$5,070,000
Market Value per SqFt	\$71.00	\$66.00	\$78.00
Distance from Condominium in miles		0.70	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-7504	4-09760-0022	4-04977-0021
Condominium Section	401-R1		
Address	133-47 SANFORD AVENUE	90-05 161 STREET	137-02 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	JAMAICA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	58	96	71
Year Built	2000	2003	2000
Gross SqFt	83,284	54,496	67,324
Estimated Gross Income	\$1,665,680	\$1,465,042	\$1,352,211
Gross Income per SqFt	\$20.00	\$26.90	\$20.09
Full Market Value	\$6,229,999	\$6,070,000	\$5,060,000
Market Value per SqFt	\$75.00	\$111.00	\$75.00
Distance from Condominium in miles		3.90	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05043-7501	4-05046-0040	4-05048-0029
Condominium Section	157-R1		
Address	136-05 SANFORD AVENUE	142-19 BARCLAY AVENUE	41-08 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	103	63	83
Year Built	1929	1959	1932
Gross SqFt	92,000	58,399	58,282
Estimated Gross Income	\$1,288,000	\$844,317	\$786,570
Gross Income per SqFt	\$14.00	\$14.46	\$13.50
Full Market Value	\$4,350,000	\$2,630,000	\$2,450,000
Market Value per SqFt	\$47.30	\$45.00	\$42.00
Distance from Condominium in miles		0.20	0.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05044-7501	4-05042-0066	4-05025-0064
Condominium Section	182-R1		
Address	41-25 KISSENA BOULEVARD	133-21 SANFORD AVENUE	144-45 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	204	88	137
Year Built	1963	1963	1962
Gross SqFt	189,000	68,257	107,761
Estimated Gross Income	\$3,118,500	\$928,563	\$1,741,704
Gross Income per SqFt	\$16.50	\$13.60	\$16.16
Full Market Value	\$10,500,024	\$2,890,000	\$5,890,000
Market Value per SqFt	\$56.00	\$42.30	\$55.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05045-7501	4-05046-0020	4-05052-0036
Condominium Section	108-R1		
Address	41-40 UNION STREET	41-10 BOWNE STREET	147-10 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	351	157	115
Year Built	1974	1961	1960
Gross SqFt	333,006	166,508	105,913
Estimated Gross Income	\$4,662,084	\$2,484,393	\$1,537,751
Gross Income per SqFt	\$14.00	\$14.92	\$14.52
Full Market Value	\$22,199,996	\$8,400,000	\$5,200,000
Market Value per SqFt	\$67.00	\$50.00	\$49.10
Distance from Condominium in miles		0.15	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7501	4-05285-0010	4-05124-0012
Condominium Section	51-R1		
Address	143-37 BARCLAY AVENUE	163-02 CROCHERON AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	36	15	12
Year Built	1982	1964	1991
Gross SqFt	34,587	11,866	8,680
Estimated Gross Income	\$518,805	\$224,163	\$133,858
Gross Income per SqFt	\$15.00	\$18.89	\$15.42
Full Market Value	\$1,750,004	\$838,000	\$453,000
Market Value per SqFt	\$51.00	\$71.00	\$52.00
Distance from Condominium in miles		1.05	0.60

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-7502	4-05046-0045	4-05049-0043
Condominium Section	200-R1		
Address	41-07 BOWNE STREET	142-09 BARCLAY AVENUE	143-33 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	83	42	181
Year Built	1962	1970	1960
Gross SqFt	77,620	38,657	137,927
Estimated Gross Income	\$1,203,110	\$550,735	\$2,181,948
Gross Income per SqFt	\$15.50	\$14.25	\$15.82
Full Market Value	\$4,070,000	\$1,860,000	\$7,380,000
Market Value per SqFt	\$52.00	\$48.10	\$54.00
Distance from Condominium in miles		0.15	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-7501	4-05025-0008	4-05050-0039
Condominium Section	235-R1		
Address	144-23 BARCLAY AVENUE	144-10 ROOSEVELT AVENUE	144-90 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	84	101
Year Built	1988	1973	1972
Gross SqFt	25,333	65,292	85,602
Estimated Gross Income	\$417,994	\$1,356,721	\$1,307,168
Gross Income per SqFt	\$16.50	\$20.78	\$15.27
Full Market Value	\$1,410,000	\$5,070,000	\$4,420,000
Market Value per SqFt	\$56.00	\$78.00	\$52.00
Distance from Condominium in miles		0.05	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-7502	4-04977-0017	4-00040-0015
Condominium Section	561-R1		
Address	144-49 BARCLAY AVENUE	136-14 NORTHERN BOULEVARD	10-28 JACKSON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	LONG ISLAND CITY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D9-ELEVATOR
Total Units	22	63	25
Year Built	2006	2000	2005
Gross SqFt	26,800	52,477	24,464
Estimated Gross Income	\$670,000	\$1,320,010	\$625,842
Gross Income per SqFt	\$25.00	\$25.20	\$25.60
Full Market Value	\$2,780,001	\$5,470,000	\$2,590,000
Market Value per SqFt	\$104.00	\$104.00	\$106.00
Distance from Condominium in miles		0.55	7.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-7503	4-04977-0017	4-09760-0022
Condominium Section	628-R1		
Address	144-77 BARCLAY AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	63	96
Year Built	2008	2000	2003
Gross SqFt	22,982	52,477	54,496
Estimated Gross Income	\$643,496	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$28.00	\$25.20	\$26.90
Full Market Value	\$2,670,000	\$5,470,000	\$6,070,000
Market Value per SqFt	\$116.00	\$104.00	\$111.00
Distance from Condominium in miles		0.55	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7501	4-04994-0041	4-05044-0063
Condominium Section	352-R1		
Address	144-28 BARCLAY AVENUE	140-74 34 AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	32	44	66
Year Built	1990	1987	1996
Gross SqFt	38,680	38,640	71,456
Estimated Gross Income	\$657,560	\$685,833	\$1,024,991
Gross Income per SqFt	\$17.00	\$17.75	\$14.34
Full Market Value	\$2,459,997	\$2,560,000	\$3,470,000
Market Value per SqFt	\$64.00	\$66.00	\$48.60
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-7502	4-05182-0009	4-04977-0017
Condominium Section	405-R1		
Address	41-33 PARSONS BOULEVARD	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	18	54	63
Year Built	2000	1999	2000
Gross SqFt	20,448	53,860	52,477
Estimated Gross Income	\$408,960	\$947,099	\$1,320,010
Gross Income per SqFt	\$20.00	\$17.58	\$25.20
Full Market Value	\$1,530,000	\$3,540,000	\$5,470,000
Market Value per SqFt	\$75.00	\$66.00	\$104.00
Distance from Condominium in miles		0.35	0.60

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05052-7501	4-07117-0189	4-05025-0008
Condominium Section	186-R1		
Address	147 BARCLAY AVENUE	193-02 HOR HARDING EXPWY	144-10 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	22	40	84
Year Built	1987	1988	1973
Gross SqFt	19,037	51,125	65,292
Estimated Gross Income	\$333,147	\$872,675	\$1,356,721
Gross Income per SqFt	\$17.50	\$17.07	\$20.78
Full Market Value	\$1,250,002	\$3,260,000	\$5,070,000
Market Value per SqFt	\$66.00	\$64.00	\$78.00
Distance from Condominium in miles		2.30	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05062-7501	4-05182-0009	4-04977-0017
Condominium Section	433-R1		
Address	41-28 HAIGHT STREET	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	17	54	63
Year Built	2003	1999	2000
Gross SqFt	15,189	53,860	52,477
Estimated Gross Income	\$349,347	\$947,099	\$1,320,010
Gross Income per SqFt	\$23.00	\$17.58	\$25.20
Full Market Value	\$1,439,999	\$3,540,000	\$5,470,000
Market Value per SqFt	\$95.00	\$66.00	\$104.00
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7501	4-05124-0012	4-04996-0007
Condominium Section	361-R1		
Address	132-48 MAPLE AVENUE	134-10 BLOSSOM AVENUE	147-15 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	12	12
Year Built	1990	1991	1962
Gross SqFt	11,250	8,680	8,400
Estimated Gross Income	\$191,250	\$133,858	\$265,798
Gross Income per SqFt	\$17.00	\$15.42	\$31.60
Full Market Value	\$647,002	\$453,000	\$1,240,000
Market Value per SqFt	\$58.00	\$52.00	\$148.00
Distance from Condominium in miles		0.20	1.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05102-7502	4-04977-0017	4-05182-0009
Condominium Section	516-R1		
Address	132-37 POPLA AVENUE	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	15	63	54
Year Built	2005	2000	1999
Gross SqFt	17,655	52,477	53,860
Estimated Gross Income	\$406,065	\$1,320,010	\$947,099
Gross Income per SqFt	\$23.00	\$25.20	\$17.58
Full Market Value	\$1,680,002	\$5,470,000	\$3,540,000
Market Value per SqFt	\$95.00	\$104.00	\$66.00
Distance from Condominium in miles		0.60	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7501	4-04995-0024	4-05124-0012
Condominium Section	150-R1		
Address	132-18 AVERY AVENUE	144-22 34 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	14	14	12
Year Built	1987	1976	1991
Gross SqFt	12,336	10,032	8,680
Estimated Gross Income	\$191,208	\$147,428	\$133,858
Gross Income per SqFt	\$15.50	\$14.70	\$15.42
Full Market Value	\$646,999	\$499,000	\$453,000
Market Value per SqFt	\$52.00	\$49.70	\$52.00
Distance from Condominium in miles		1.05	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7502	4-05182-0009	4-05104-0027
Condominium Section	429-R1		
Address	133-38 AVERY AVENUE	140-26 FRANKLIN AVENUE	132-54 POPLA AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	24	54	33
Year Built	2001	1999	1990
Gross SqFt	22,116	53,860	43,957
Estimated Gross Income	\$442,320	\$947,099	\$876,995
Gross Income per SqFt	\$20.00	\$17.58	\$19.95
Full Market Value	\$1,650,002	\$3,540,000	\$3,280,000
Market Value per SqFt	\$75.00	\$66.00	\$75.00
Distance from Condominium in miles		0.45	0.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05105-7503	4-04977-0017	4-09760-0022
Condominium Section	652-R1		
Address	133-20 AVERY AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	23	63	96
Year Built	2008	2000	2003
Gross SqFt	30,302	52,477	54,496
Estimated Gross Income	\$848,456	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$28.00	\$25.20	\$26.90
Full Market Value	\$3,510,000	\$5,470,000	\$6,070,000
Market Value per SqFt	\$116.00	\$104.00	\$111.00
Distance from Condominium in miles		0.70	3.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-7501	4-04994-0041	4-05121-0050
Condominium Section	165-R1		
Address	134-46 MAPLE AVENUE	140-74 34 AVENUE	134-37 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	27	44	49
Year Built	1987	1987	1968
Gross SqFt	23,951	38,640	33,490
Estimated Gross Income	\$383,216	\$685,833	\$500,939
Gross Income per SqFt	\$16.00	\$17.75	\$14.96
Full Market Value	\$1,300,002	\$2,560,000	\$1,690,000
Market Value per SqFt	\$54.00	\$66.00	\$50.00
Distance from Condominium in miles		0.80	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05125-7501	4-04256-0030	4-05124-0012
Condominium Section	119-R1		
Address	13-40 DAHLIA AVENUE	25-60 COLLEGE POINT BOULE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	COLLEGE POINT	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	48	15	12
Year Built	1965	1964	1991
Gross SqFt	37,660	11,196	8,680
Estimated Gross Income	\$527,240	\$178,363	\$133,858
Gross Income per SqFt	\$14.00	\$15.93	\$15.42
Full Market Value	\$1,779,989	\$603,000	\$453,000
Market Value per SqFt	\$47.30	\$54.00	\$52.00
Distance from Condominium in miles		1.95	0.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05125-7502	4-05182-0009	4-04977-0017
Condominium Section	443-R1		
Address	43-18 MAIN STREET	140-26 FRANKLIN AVENUE	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	66	54	63
Year Built	2001	1999	2000
Gross SqFt	64,520	53,860	52,477
Estimated Gross Income	\$1,483,960	\$947,099	\$1,320,010
Gross Income per SqFt	\$23.00	\$17.58	\$25.20
Full Market Value	\$6,149,994	\$3,540,000	\$5,470,000
Market Value per SqFt	\$95.00	\$66.00	\$104.00
Distance from Condominium in miles		0.40	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05131-7501	4-04994-0041	4-05124-0012
Condominium Section	125-R1		
Address	55-16 MAIN STREET	140-74 34 AVENUE	134-10 BLOSSOM AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	D7-ELEVATOR	C7-WALK-UP
Total Units	16	44	12
Year Built	1986	1987	1991
Gross SqFt	20,020	38,640	8,680
Estimated Gross Income	\$330,330	\$685,833	\$133,858
Gross Income per SqFt	\$16.50	\$17.75	\$15.42
Full Market Value	\$1,119,998	\$2,560,000	\$453,000
Market Value per SqFt	\$56.00	\$66.00	\$52.00
Distance from Condominium in miles		1.20	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7501	4-05145-0049	4-04994-0041
Condominium Section	104-R1		
Address	42-20 KISSENA BOULEVARD	138-52 ELDER AVENUE	140-74 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	102	175	44
Year Built	1985	1988	1987
Gross SqFt	170,000	121,091	38,640
Estimated Gross Income	\$2,720,000	\$1,749,925	\$685,833
Gross Income per SqFt	\$16.00	\$14.45	\$17.75
Full Market Value	\$9,200,000	\$4,540,000	\$2,560,000
Market Value per SqFt	\$54.00	\$37.50	\$66.00
Distance from Condominium in miles		0.40	0.70

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-7502	4-05145-0049	4-05134-0030
Condominium Section	246-R1		
Address	136-17 MAPLE AVENUE	138-52 ELDER AVENUE	42-02 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	68	175	107
Year Built	1989	1988	1964
Gross SqFt	89,200	121,091	87,408
Estimated Gross Income	\$1,427,200	\$1,749,925	\$1,405,145
Gross Income per SqFt	\$16.00	\$14.45	\$16.08
Full Market Value	\$4,829,993	\$4,540,000	\$4,750,000
Market Value per SqFt	\$54.00	\$37.50	\$54.00
Distance from Condominium in miles		0.40	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-7501	4-05134-0030	4-05145-0049
Condominium Section	114-R1		
Address	136-24 MAPLE AVENUE	42-02 KISSENA BOULEVARD	138-52 ELDER AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	107	175
Year Built	1986	1964	1988
Gross SqFt	62,720	87,408	121,091
Estimated Gross Income	\$1,034,880	\$1,405,145	\$1,749,925
Gross Income per SqFt	\$16.50	\$16.08	\$14.45
Full Market Value	\$3,500,001	\$4,750,000	\$4,540,000
Market Value per SqFt	\$56.00	\$54.00	\$37.50
Distance from Condominium in miles		0.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7501	4-05145-0049	4-05137-0093
Condominium Section	121-R1		
Address	138-35 ELDER AVENUE	138-52 ELDER AVENUE	43-44 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	227	175	287
Year Built	1986	1988	1962
Gross SqFt	232,145	121,091	267,554
Estimated Gross Income	\$3,598,247	\$1,749,925	\$4,019,225
Gross Income per SqFt	\$15.50	\$14.45	\$15.02
Full Market Value	\$12,200,003	\$4,540,000	\$13,600,000
Market Value per SqFt	\$53.00	\$37.50	\$51.00
Distance from Condominium in miles		0.15	0.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7502	4-05053-0011	4-05140-0006
Condominium Section	273-R1		
Address	137-10 FRANKLIN AVENUE	147-25 SANFORD AVENUE	136-04 CHERRY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	89	90	88
Year Built	1961	1963	1960
Gross SqFt	75,515	76,649	74,807
Estimated Gross Income	\$1,076,088	\$952,948	\$1,239,084
Gross Income per SqFt	\$14.25	\$12.43	\$16.56
Full Market Value	\$3,640,000	\$2,680,000	\$4,190,000
Market Value per SqFt	\$48.20	\$35.00	\$56.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-7503	4-05044-0063	4-05182-0009
Condominium Section	390-R1		
Address	42-31 COLDEN STREET	138-47 BARCLAY AVENUE	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	66	54
Year Built	1997	1996	1999
Gross SqFt	77,117	71,456	53,860
Estimated Gross Income	\$1,310,989	\$1,024,991	\$947,099
Gross Income per SqFt	\$17.00	\$14.34	\$17.58
Full Market Value	\$4,899,992	\$3,470,000	\$3,540,000
Market Value per SqFt	\$64.00	\$48.60	\$66.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-7501	4-05145-0049	4-05137-0093
Condominium Section	101-R3		
Address	42-42 UNION STREET	138-52 ELDER AVENUE	43-44 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	57	175	287
Year Built	1986	1988	1962
Gross SqFt	43,200	121,091	267,554
Estimated Gross Income	\$712,800	\$1,749,925	\$4,019,225
Gross Income per SqFt	\$16.50	\$14.45	\$15.02
Full Market Value	\$2,410,008	\$4,540,000	\$13,600,000
Market Value per SqFt	\$56.00	\$37.50	\$51.00
Distance from Condominium in miles		0.35	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-7502	4-05145-0049	4-05137-0093
Condominium Section	323-R1		
Address	42-22 UNION STREET	138-52 ELDER AVENUE	43-44 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	32	175	287
Year Built	1990	1988	1962
Gross SqFt	36,336	121,091	267,554
Estimated Gross Income	\$581,376	\$1,749,925	\$4,019,225
Gross Income per SqFt	\$16.00	\$14.45	\$15.02
Full Market Value	\$1,970,002	\$4,540,000	\$13,600,000
Market Value per SqFt	\$54.00	\$37.50	\$51.00
Distance from Condominium in miles		0.35	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05181-7501	4-04977-0017	4-09760-0022
Condominium Section	536-R1		
Address	42-47 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	14	63	96
Year Built	2005	2000	2003
Gross SqFt	15,229	52,477	54,496
Estimated Gross Income	\$380,725	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$25.00	\$25.20	\$26.90
Full Market Value	\$1,579,999	\$5,470,000	\$6,070,000
Market Value per SqFt	\$104.00	\$104.00	\$111.00
Distance from Condominium in miles		0.50	3.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-7501	4-05185-0014	4-05186-0029
Condominium Section	555-R1		
Address	43-43 ASH AVENUE	140-18 ASH AVENUE	140-60 BEECH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	54	124
Year Built	1958	1932	1959
Gross SqFt	75,600	38,806	96,774
Estimated Gross Income	\$1,096,200	\$587,004	\$1,439,221
Gross Income per SqFt	\$14.50	\$15.13	\$14.87
Full Market Value	\$3,710,000	\$1,980,000	\$4,870,000
Market Value per SqFt	\$49.10	\$51.00	\$50.00
Distance from Condominium in miles		0.00	0.05

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7501	4-05182-0015	4-05185-0014
Condominium Section	240-R1		
Address	43-55 KISSENA BOULEVARD	142-02 FRANKLIN AVENUE	140-18 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	55	54
Year Built	1938	1929	1932
Gross SqFt	53,000	50,909	38,806
Estimated Gross Income	\$742,000	\$699,869	\$587,004
Gross Income per SqFt	\$14.00	\$13.75	\$15.13
Full Market Value	\$2,310,000	\$2,180,000	\$1,980,000
Market Value per SqFt	\$43.60	\$42.80	\$51.00
Distance from Condominium in miles		0.10	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7502	4-09760-0022	4-04977-0017
Condominium Section	471-R1		
Address	140-37 CHERRY AVENUE	90-05 161 STREET	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	JAMAICA	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	96	63
Year Built	2004	2003	2000
Gross SqFt	14,912	54,496	52,477
Estimated Gross Income	\$365,344	\$1,465,042	\$1,320,010
Gross Income per SqFt	\$24.50	\$26.90	\$25.20
Full Market Value	\$1,510,009	\$6,070,000	\$5,470,000
Market Value per SqFt	\$101.00	\$111.00	\$104.00
Distance from Condominium in miles		3.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7503	4-04977-0017	4-09760-0022
Condominium Section	580-R1		
Address	140-31 CHERRY AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	21	63	96
Year Built	2006	2000	2003
Gross SqFt	26,892	52,477	54,496
Estimated Gross Income	\$752,976	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$28.00	\$25.20	\$26.90
Full Market Value	\$3,119,999	\$5,470,000	\$6,070,000
Market Value per SqFt	\$116.00	\$104.00	\$111.00
Distance from Condominium in miles		0.65	3.65

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05186-7504	4-04977-0017	4-03169-0021
Condominium Section	595-R1		
Address	140-22 BEECH AVENUE	136-14 NORTHERN BOULEVARD	99-22 67 ROAD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	42	63	29
Year Built	2007	2000	2001
Gross SqFt	27,060	52,477	22,662
Estimated Gross Income	\$811,800	\$1,320,010	\$550,569
Gross Income per SqFt	\$30.00	\$25.20	\$24.29
Full Market Value	\$3,359,984	\$5,470,000	\$2,280,000
Market Value per SqFt	\$124.00	\$104.00	\$101.00
Distance from Condominium in miles		0.65	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-7501	4-03169-0021	4-04977-0017
Condominium Section	510-R1		
Address	140-14 CHERRY AVENUE	99-22 67 ROAD	136-14 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	REGO PARK	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D6-ELEVATOR
Total Units	12	29	63
Year Built	2005	2001	2000
Gross SqFt	12,712	22,662	52,477
Estimated Gross Income	\$292,376	\$550,569	\$1,320,010
Gross Income per SqFt	\$23.00	\$24.29	\$25.20
Full Market Value	\$1,210,001	\$2,280,000	\$5,470,000
Market Value per SqFt	\$95.00	\$101.00	\$104.00
Distance from Condominium in miles		2.65	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-7502	4-04977-0017	4-09760-0022
Condominium Section	593-R1		
Address	140-26 CHERRY AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	32	63	96
Year Built	2006	2000	2003
Gross SqFt	51,000	52,477	54,496
Estimated Gross Income	\$1,326,000	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$26.00	\$25.20	\$26.90
Full Market Value	\$5,490,000	\$5,470,000	\$6,070,000
Market Value per SqFt	\$108.00	\$104.00	\$111.00
Distance from Condominium in miles		0.75	3.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-7503	4-04977-0017	4-09760-0022
Condominium Section	539-R1		
Address	43-22 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	63	96
Year Built	2005	2000	2003
Gross SqFt	29,971	52,477	54,496
Estimated Gross Income	\$779,246	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$26.00	\$25.20	\$26.90
Full Market Value	\$3,230,004	\$5,470,000	\$6,070,000
Market Value per SqFt	\$108.00	\$104.00	\$111.00
Distance from Condominium in miles		0.75	3.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7501	4-05182-0009	4-05044-0063
Condominium Section	403-R1		
Address	43-73 UNION STREET	140-26 FRANKLIN AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	23	54	66
Year Built	1999	1999	1996
Gross SqFt	16,383	53,860	71,456
Estimated Gross Income	\$270,319	\$947,099	\$1,024,991
Gross Income per SqFt	\$16.50	\$17.58	\$14.34
Full Market Value	\$914,000	\$3,540,000	\$3,470,000
Market Value per SqFt	\$56.00	\$66.00	\$48.60
Distance from Condominium in miles		0.20	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-7502	4-04977-0017	4-09760-0022
Condominium Section	501-R1		
Address	43-21 UNION STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	24	63	96
Year Built	2005	2000	2003
Gross SqFt	62,800	52,477	54,496
Estimated Gross Income	\$1,507,200	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$24.00	\$25.20	\$26.90
Full Market Value	\$6,239,999	\$5,470,000	\$6,070,000
Market Value per SqFt	\$99.00	\$104.00	\$111.00
Distance from Condominium in miles		0.75	3.55

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05281-7501	4-05287-0020	4-05190-0014
Condominium Section	481-R1		
Address	35-91 161 STREET	36-14 165 STREET	42-66 PHLOX PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	70	90	65
Year Built	1929	1930	1930
Gross SqFt	53,175	87,978	62,954
Estimated Gross Income	\$757,743	\$1,298,909	\$814,462
Gross Income per SqFt	\$14.25	\$14.76	\$12.94
Full Market Value	\$2,560,000	\$4,390,000	\$2,540,000
Market Value per SqFt	\$48.10	\$49.90	\$40.30
Distance from Condominium in miles		0.20	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05294-7501	4-05294-0006	4-05287-0020
Condominium Section	199-R1		
Address	36-20 168 STREET	36-35 167 STREET	36-14 165 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	73	90
Year Built	1937	1942	1930
Gross SqFt	85,000	66,795	87,978
Estimated Gross Income	\$1,232,500	\$972,565	\$1,298,909
Gross Income per SqFt	\$14.50	\$14.56	\$14.76
Full Market Value	\$4,170,003	\$3,030,000	\$4,390,000
Market Value per SqFt	\$49.10	\$45.40	\$49.90
Distance from Condominium in miles		0.00	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-7501	4-05124-0012	4-04996-0007
Condominium Section	54-R1		
Address	170-20 CROCHERON AVENUE	134-10 BLOSSOM AVENUE	147-15 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	12	12
Year Built	1981	1991	1962
Gross SqFt	17,340	8,680	8,400
Estimated Gross Income	\$260,100	\$133,858	\$265,798
Gross Income per SqFt	\$15.00	\$15.42	\$31.60
Full Market Value	\$878,994	\$453,000	\$1,240,000
Market Value per SqFt	\$51.00	\$52.00	\$148.00
Distance from Condominium in miles		1.80	1.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05310-7501	4-05124-0012	4-05285-0010
Condominium Section	538-R1		
Address	189-30 37 AVENUE	134-10 BLOSSOM AVENUE	163-02 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	12	15
Year Built	1932	1991	1964
Gross SqFt	17,213	8,680	11,866
Estimated Gross Income	\$327,047	\$133,858	\$224,163
Gross Income per SqFt	\$19.00	\$15.42	\$18.89
Full Market Value	\$1,220,000	\$453,000	\$838,000
Market Value per SqFt	\$71.00	\$52.00	\$71.00
Distance from Condominium in miles		1.95	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-7501	4-07117-0189	4-06853-0006
Condominium Section	171-R1		
Address	36-21 193 STREET	193-02 HOR HARDING EXPWY	80-25 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FRESH MEADOWS	HILLCREST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	40	112
Year Built	1986	1988	1962
Gross SqFt	15,096	51,125	58,089
Estimated Gross Income	\$241,536	\$872,675	\$937,149
Gross Income per SqFt	\$16.00	\$17.07	\$16.13
Full Market Value	\$817,001	\$3,260,000	\$3,170,000
Market Value per SqFt	\$54.00	\$64.00	\$55.00
Distance from Condominium in miles		1.60	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05333-7501	4-05331-0020	4-05357-0001
Condominium Section	371-R1		
Address	160-21 SANFORD AVENUE	41-05 158 STREET	192-07 42 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	20	31	26
Year Built	1991	1926	1950
Gross SqFt	19,460	20,645	19,489
Estimated Gross Income	\$282,170	\$325,498	\$312,424
Gross Income per SqFt	\$14.50	\$15.77	\$16.03
Full Market Value	\$954,002	\$1,100,000	\$1,060,000
Market Value per SqFt	\$49.00	\$53.00	\$54.00
Distance from Condominium in miles		0.10	0.85

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-7501	4-04977-0017	4-05182-0009
Condominium Section	492-R1		
Address	42-11 PARSONS BOULEVARD	136-14 NORTHERN BOULEVARD	140-26 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	20	63	54
Year Built	2006	2000	1999
Gross SqFt	16,385	52,477	53,860
Estimated Gross Income	\$360,470	\$1,320,010	\$947,099
Gross Income per SqFt	\$22.00	\$25.20	\$17.58
Full Market Value	\$1,490,001	\$5,470,000	\$3,540,000
Market Value per SqFt	\$91.00	\$104.00	\$66.00
Distance from Condominium in miles		0.65	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05387-7501	4-04994-0041	4-05122-0022
Condominium Section	191-R1		
Address	42-58 157 STREET	140-74 34 AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	16	44	64
Year Built	1987	1987	1963
Gross SqFt	13,000	38,640	51,450
Estimated Gross Income	\$195,000	\$685,833	\$745,573
Gross Income per SqFt	\$15.00	\$17.75	\$14.49
Full Market Value	\$659,001	\$2,560,000	\$2,520,000
Market Value per SqFt	\$51.00	\$66.00	\$49.00
Distance from Condominium in miles		0.95	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05390-7501	4-05357-0033	4-05117-0001
Condominium Section	146-R1		
Address	42-49 159 STREET	40-11 192 STREET	133-01 BOOTH MEMORIAL AVE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	20	28	36
Year Built	1962	1950	1957
Gross SqFt	18,010	19,489	19,836
Estimated Gross Income	\$261,145	\$312,424	\$267,949
Gross Income per SqFt	\$14.50	\$16.03	\$13.51
Full Market Value	\$882,996	\$1,060,000	\$834,000
Market Value per SqFt	\$49.00	\$54.00	\$42.00
Distance from Condominium in miles		0.90	1.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05415-7501	4-04994-0041	4-04995-0034
Condominium Section	195-R1		
Address	43-04 158 STREET	140-74 34 AVENUE	145-16 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D6-ELEVATOR
Total Units	17	44	42
Year Built	1987	1987	1989
Gross SqFt	16,145	38,640	47,516
Estimated Gross Income	\$242,175	\$685,833	\$751,370
Gross Income per SqFt	\$15.00	\$17.75	\$15.81
Full Market Value	\$819,001	\$2,560,000	\$2,540,000
Market Value per SqFt	\$51.00	\$66.00	\$53.00
Distance from Condominium in miles		1.05	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05459-7502	4-05420-0011	4-07315-0034
Condominium Section	231-R1		
Address	46-22 171 STREET	43-41 162 STREET	211-63 46 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	18	13
Year Built	1988	1989	1988
Gross SqFt	10,562	17,600	7,761
Estimated Gross Income	\$158,430	\$270,643	\$156,469
Gross Income per SqFt	\$15.00	\$15.38	\$20.16
Full Market Value	\$536,001	\$915,000	\$585,000
Market Value per SqFt	\$51.00	\$52.00	\$75.00
Distance from Condominium in miles		0.35	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R1		
Address	175-10 56 AVENUE	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	26	14	54
Year Built	1982	1976	1977
Gross SqFt	23,400	10,032	27,690
Estimated Gross Income	\$351,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$1,190,000	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.25	3.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R2		
Address	175-32 56 AVENUE	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	52	14	54
Year Built	1982	1976	1977
Gross SqFt	46,800	10,032	27,690
Estimated Gross Income	\$702,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$2,370,020	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.30	3.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R3		
Address	5603A UTOPIA PARKWAY	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	54	14	54
Year Built	1982	1976	1977
Gross SqFt	48,600	10,032	27,690
Estimated Gross Income	\$729,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$2,460,006	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.30	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R4		
Address	5627A 184 STREET	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	16	14	54
Year Built	1982	1976	1977
Gross SqFt	14,400	10,032	27,690
Estimated Gross Income	\$216,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$729,998	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.35	3.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R5		
Address	1830A 58 AVENUE	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	14	14	54
Year Built	1982	1976	1977
Gross SqFt	12,600	10,032	27,690
Estimated Gross Income	\$189,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$639,002	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.40	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05598-7501	4-04995-0024	4-08276-0658
Condominium Section	49-R6		
Address	184-06 58 AVENUE	144-22 34 AVENUE	56-20 MARATHON PARKWAY
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	DOUGLASTON
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	16	14	54
Year Built	1982	1976	1977
Gross SqFt	14,400	10,032	27,690
Estimated Gross Income	\$216,000	\$147,428	\$377,128
Gross Income per SqFt	\$15.00	\$14.70	\$13.62
Full Market Value	\$730,000	\$499,000	\$1,170,000
Market Value per SqFt	\$51.00	\$49.70	\$42.30
Distance from Condominium in miles		2.45	3.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R1		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	543	152	152
Year Built	1983	1973	1973
Gross SqFt	515,402	147,700	147,700
Estimated Gross Income	\$9,792,638	\$2,808,793	\$2,824,784
Gross Income per SqFt	\$19.00	\$19.02	\$19.13
Full Market Value	\$36,600,068	\$10,500,000	\$10,600,000
Market Value per SqFt	\$71.00	\$71.00	\$72.00
Distance from Condominium in miles		0.35	0.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R2		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	100	152	152
Year Built	1983	1973	1973
Gross SqFt	89,015	147,700	147,700
Estimated Gross Income	\$1,691,285	\$2,808,793	\$2,824,784
Gross Income per SqFt	\$19.00	\$19.02	\$19.13
Full Market Value	\$6,320,004	\$10,500,000	\$10,600,000
Market Value per SqFt	\$71.00	\$71.00	\$72.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R3		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	240	152	152
Year Built	1983	1973	1973
Gross SqFt	216,662	147,700	147,700
Estimated Gross Income	\$4,138,244	\$2,808,793	\$2,824,784
Gross Income per SqFt	\$19.10	\$19.02	\$19.13
Full Market Value	\$15,500,019	\$10,500,000	\$10,600,000
Market Value per SqFt	\$72.00	\$71.00	\$72.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R5		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	138	152	152
Year Built	1983	1973	1973
Gross SqFt	124,491	147,700	147,700
Estimated Gross Income	\$2,365,329	\$2,808,793	\$2,824,784
Gross Income per SqFt	\$19.00	\$19.02	\$19.13
Full Market Value	\$8,839,996	\$10,500,000	\$10,600,000
Market Value per SqFt	\$71.00	\$71.00	\$72.00
Distance from Condominium in miles		0.35	0.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05865-0118
Condominium Section	43-R7		
Address	209-90 23 AVENUE	16-70 BELL BOULEVARD	16-66 BELL BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	16	152	152
Year Built	1983	1973	1973
Gross SqFt	13,073	147,700	147,700
Estimated Gross Income	\$248,387	\$2,808,793	\$2,824,784
Gross Income per SqFt	\$19.00	\$19.02	\$19.13
Full Market Value	\$929,000	\$10,500,000	\$10,600,000
Market Value per SqFt	\$71.00	\$71.00	\$72.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06283-7502	4-00040-0015	4-03169-0021
Condominium Section	654-R1		
Address	42-23 212 STREET	10-28 JACKSON AVENUE	99-22 67 ROAD
Neighborhood	BAYSIDE	LONG ISLAND CITY	REGO PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	11	25	29
Year Built	2008	2005	2001
Gross SqFt	17,287	24,464	22,662
Estimated Gross Income	\$484,036	\$625,842	\$550,569
Gross Income per SqFt	\$28.00	\$25.60	\$24.29
Full Market Value	\$2,290,133	\$2,590,000	\$2,280,000
Market Value per SqFt	\$132.00	\$106.00	\$101.00
Distance from Condominium in miles		9.60	5.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06284-7501	4-06853-0006	4-05958-0030
Condominium Section	343-R1		
Address	213-02 42 AVENUE	80-25 PARSONS BOULEVARD	23-50 WATERS EDGE DRIVE
Neighborhood	BAYSIDE	HILLCREST	BAYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	112	121
Year Built	1989	1962	1969
Gross SqFt	32,208	58,089	146,525
Estimated Gross Income	\$483,120	\$937,149	\$2,365,393
Gross Income per SqFt	\$15.00	\$16.13	\$16.14
Full Market Value	\$1,629,993	\$3,170,000	\$8,000,000
Market Value per SqFt	\$51.00	\$55.00	\$55.00
Distance from Condominium in miles		3.55	1.35

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-7501	4-06636-0001	4-05186-0029
Condominium Section	109-R1		
Address	152-72 MELBOURNE AVENUE	135-10 GRAND CENTRAL PARK	140-60 BEECH AVENUE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	181	124
Year Built	1963	1952	1959
Gross SqFt	86,652	125,164	96,774
Estimated Gross Income	\$1,256,454	\$1,769,186	\$1,439,221
Gross Income per SqFt	\$14.50	\$14.13	\$14.87
Full Market Value	\$4,249,991	\$5,510,000	\$4,870,000
Market Value per SqFt	\$49.00	\$44.00	\$50.00
Distance from Condominium in miles		1.25	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06548-7501	4-08401-0600	4-07117-0003
Condominium Section	148-R1		
Address	135 JEWEL AVENUE	245-10 GRND CNTRL PARKWAY	188-02 64 AVENUE
Neighborhood	FLUSHING-SOUTH	GLEN OAKS	FRESH MEADOWS
Building Classification	R2-WALK-UP	D3-ELEVATOR	D9-ELEVATOR
Total Units	318	240	1,201
Year Built	1950	1966	1947
Gross SqFt	219,528	263,883	1,228,778
Estimated Gross Income	\$3,292,920	\$3,828,165	\$21,217,873
Gross Income per SqFt	\$15.00	\$14.51	\$17.27
Full Market Value	\$11,100,041	\$12,900,000	\$79,300,000
Market Value per SqFt	\$51.00	\$48.90	\$65.00
Distance from Condominium in miles		5.70	2.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06713-7501	4-06712-0001	4-08401-0600
Condominium Section	14-R1		
Address	150-38 UNION TURNPIKE	150-05 UNION TURNPIKE	245-10 GRND CNTRL PARKWAY
Neighborhood	HILLCREST	FLUSHING-SOUTH	GLEN OAKS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	458	186	240
Year Built	1967	1966	1966
Gross SqFt	454,660	235,016	263,883
Estimated Gross Income	\$6,592,570	\$2,965,828	\$3,828,165
Gross Income per SqFt	\$14.50	\$12.62	\$14.51
Full Market Value	\$22,299,981	\$8,330,000	\$12,900,000
Market Value per SqFt	\$49.00	\$35.40	\$48.90
Distance from Condominium in miles		0.10	5.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06797-7503	4-05182-0009	4-05865-0112
Condominium Section	325-R1		
Address	158-13 72 AVENUE	140-26 FRANKLIN AVENUE	16-70 BELL BOULEVARD
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	71	54	152
Year Built	1987	1999	1973
Gross SqFt	51,125	53,860	147,700
Estimated Gross Income	\$894,687	\$947,099	\$2,808,793
Gross Income per SqFt	\$17.50	\$17.58	\$19.02
Full Market Value	\$3,340,007	\$3,540,000	\$10,500,000
Market Value per SqFt	\$65.00	\$66.00	\$71.00
Distance from Condominium in miles		2.00	4.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06801-7503	4-04977-0017	4-09760-0022
Condominium Section	611-R1		
Address	71-19 162 STREET	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	42	63	96
Year Built	2007	2000	2003
Gross SqFt	66,085	52,477	54,496
Estimated Gross Income	\$1,784,295	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$27.00	\$25.20	\$26.90
Full Market Value	\$7,390,014	\$5,470,000	\$6,070,000
Market Value per SqFt	\$112.00	\$104.00	\$111.00
Distance from Condominium in miles		2.60	1.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06801-7504	4-04977-0017	4-09760-0022
Condominium Section	614-R1		
Address	162-10 71 AVENUE	136-14 NORTHERN BOULEVARD	90-05 161 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	JAMAICA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	14	63	96
Year Built	2008	2000	2003
Gross SqFt	14,514	52,477	54,496
Estimated Gross Income	\$406,392	\$1,320,010	\$1,465,042
Gross Income per SqFt	\$28.00	\$25.20	\$26.90
Full Market Value	\$1,680,002	\$5,470,000	\$6,070,000
Market Value per SqFt	\$116.00	\$104.00	\$111.00
Distance from Condominium in miles		2.60	1.70

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07353-7501	4-06266-0001	4-06260-0001
Condominium Section	228-R1		
Address	201-02 ROCKY HILL ROAD	205-02 42 AVENUE	202-02 42 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	27	27	27
Year Built	1950	1948	1948
Gross SqFt	18,600	20,400	20,400
Estimated Gross Income	\$260,400	\$336,886	\$400,534
Gross Income per SqFt	\$14.00	\$16.51	\$19.63
Full Market Value	\$811,000	\$1,140,000	\$1,500,000
Market Value per SqFt	\$43.60	\$56.00	\$74.00
Distance from Condominium in miles		0.50	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07353-7501	4-12311-0050	4-04291-0005
Condominium Section	228-R2		
Address	202-02 ROCKY HILL ROAD	156-01 NORTH CONDUIT AVEN	119-59 27 AVENUE
Neighborhood	BAYSIDE	SPRINGFIELD GARDENS	COLLEGE POINT
Building Classification	R2-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	38	46	26
Year Built	1950	1972	1965
Gross SqFt	26,190	31,365	21,060
Estimated Gross Income	\$366,660	\$565,076	\$215,093
Gross Income per SqFt	\$14.00	\$18.02	\$10.21
Full Market Value	\$1,139,995	\$2,110,000	\$512,000
Market Value per SqFt	\$43.50	\$67.00	\$24.31
Distance from Condominium in miles		5.80	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07674-7501	4-07672-0002	4-07660-0002
Condominium Section	60-R1		
Address	67-27 CLOVERDALE BOULEVAR	224-01 69 AVENUE	224-65 64 AVENUE
Neighborhood	OAKLAND GARDENS	OAKLAND GARDENS	OAKLAND GARDENS
Building Classification	R2-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	179	224	177
Year Built	1960	1949	1949
Gross SqFt	212,533	174,200	138,500
Estimated Gross Income	\$3,825,594	\$3,320,789	\$2,609,191
Gross Income per SqFt	\$18.00	\$19.06	\$18.84
Full Market Value	\$14,299,990	\$12,400,000	\$9,760,000
Market Value per SqFt	\$67.00	\$71.00	\$70.00
Distance from Condominium in miles		0.15	0.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08136-7502	4-06277-0050	4-07660-0002
Condominium Section	189-R1		
Address	40-01 LITTLE NECK PARKWAY	42-06 212 STREET	224-65 64 AVENUE
Neighborhood	LITTLE NECK	BAYSIDE	OAKLAND GARDENS
Building Classification	R9-CONDOPS	C9-WALK-UP	C9-WALK-UP
Total Units	63	84	177
Year Built	1987	1951	1949
Gross SqFt	61,840	61,968	138,500
Estimated Gross Income	\$1,051,280	\$954,998	\$2,609,191
Gross Income per SqFt	\$17.00	\$15.41	\$18.84
Full Market Value	\$3,930,000	\$3,230,000	\$9,760,000
Market Value per SqFt	\$64.00	\$52.00	\$70.00
Distance from Condominium in miles		1.95	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09046-7501	4-09231-0020	4-09847-0068
Condominium Section	212-R1		
Address	97-52 75 STREET	119-50 METROPOLITAN AVENU	85-44 165 STREET
Neighborhood	OZONE PARK	KEW GARDENS	JAMAICA HILLS
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	40	22	13
Year Built	1988	1974	1980
Gross SqFt	31,315	16,232	8,100
Estimated Gross Income	\$454,067	\$288,000	\$128,645
Gross Income per SqFt	\$14.50	\$17.74	\$15.88
Full Market Value	\$1,539,997	\$1,080,000	\$435,000
Market Value per SqFt	\$49.20	\$67.00	\$54.00
Distance from Condominium in miles		2.40	3.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09177-7501	4-09181-0026	4-08887-0001
Condominium Section	184-R1		
Address	84-10 101 STREET	101-16 86 AVENUE	94-12 85 ROAD
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	18	16
Year Built	1959	1938	1931
Gross SqFt	12,208	15,231	14,080
Estimated Gross Income	\$152,600	\$182,000	\$210,786
Gross Income per SqFt	\$12.50	\$11.95	\$14.97
Full Market Value	\$429,002	\$511,000	\$713,000
Market Value per SqFt	\$35.10	\$33.50	\$51.00
Distance from Condominium in miles		0.10	0.15

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09177-7501	4-09181-0026	4-08887-0001
Condominium Section	184-R3		
Address	84-10 101 STREET	101-16 86 AVENUE	94-12 85 ROAD
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	63	18	16
Year Built	1959	1938	1931
Gross SqFt	53,790	15,231	14,080
Estimated Gross Income	\$672,375	\$182,000	\$210,786
Gross Income per SqFt	\$12.50	\$11.95	\$14.97
Full Market Value	\$1,890,000	\$511,000	\$713,000
Market Value per SqFt	\$35.10	\$33.50	\$51.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09231-7501	4-09245-0240	4-09230-0066
Condominium Section	132-R1		
Address	83-09 LEFFERTS BOULEVARD	84-50 AUSTIN STREET	119-37 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	75	95
Year Built	1928	1955	1925
Gross SqFt	40,235	74,928	71,436
Estimated Gross Income	\$553,231	\$1,152,500	\$1,077,000
Gross Income per SqFt	\$13.75	\$15.38	\$15.08
Full Market Value	\$1,720,002	\$3,900,000	\$3,640,000
Market Value per SqFt	\$42.70	\$52.00	\$51.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09245-7501	4-01606-0052	4-04995-0024
Condominium Section	48-R1		
Address	84-62 AUSTIN STREET	40-37 97 STREET	144-22 34 AVENUE
Neighborhood	KEW GARDENS	CORONA	FLUSHING-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	14
Year Built	1982	1990	1976
Gross SqFt	16,275	12,304	10,032
Estimated Gross Income	\$235,987	\$175,895	\$147,428
Gross Income per SqFt	\$14.50	\$14.30	\$14.70
Full Market Value	\$798,001	\$595,000	\$499,000
Market Value per SqFt	\$49.00	\$48.40	\$49.70
Distance from Condominium in miles		3.60	4.20

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09651-7501	4-09712-0161	4-09644-0001
Condominium Section	215-R1		
Address	85-15 MAIN STREET	142-02 84 DRIVE	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R9-CONDOPS	D1-ELEVATOR	D3-ELEVATOR
Total Units	223	90	201
Year Built	1966	1966	1960
Gross SqFt	196,355	66,924	167,400
Estimated Gross Income	\$3,288,946	\$1,102,141	\$2,897,928
Gross Income per SqFt	\$16.75	\$16.47	\$17.31
Full Market Value	\$12,300,000	\$3,730,000	\$10,800,000
Market Value per SqFt	\$63.00	\$56.00	\$65.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09668-7501	4-09693-0011	4-09712-0161
Condominium Section	251-R1		
Address	135-08 82 AVENUE	88-09 148 STREET	142-02 84 DRIVE
Neighborhood	BRIARWOOD	JAMAICA	BRIARWOOD
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	70	90
Year Built	1990	1962	1966
Gross SqFt	19,000	62,652	66,924
Estimated Gross Income	\$285,000	\$927,812	\$1,102,141
Gross Income per SqFt	\$15.00	\$14.81	\$16.47
Full Market Value	\$963,997	\$3,140,000	\$3,730,000
Market Value per SqFt	\$51.00	\$50.00	\$56.00
Distance from Condominium in miles		1.00	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-7501	4-09760-0022	4-03169-0021
Condominium Section	520-R1		
Address	143-41 84 DRIVE	90-05 161 STREET	99-22 67 ROAD
Neighborhood	BRIARWOOD	JAMAICA	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	53	96	29
Year Built	2007	2003	2001
Gross SqFt	29,969	54,496	22,662
Estimated Gross Income	\$779,194	\$1,465,042	\$550,569
Gross Income per SqFt	\$26.00	\$26.90	\$24.29
Full Market Value	\$3,230,001	\$6,070,000	\$2,280,000
Market Value per SqFt	\$108.00	\$111.00	\$101.00
Distance from Condominium in miles		0.90	2.30

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09828-7501	4-09760-0022	4-00531-0060
Condominium Section	606-R1		
Address	89-16 175 STREET	90-05 161 STREET	31-64 21 STREET
Neighborhood	JAMAICA	JAMAICA	ASTORIA
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	55	96	52
Year Built	2008	2003	2002
Gross SqFt	60,600	54,496	46,333
Estimated Gross Income	\$1,696,800	\$1,465,042	\$1,176,751
Gross Income per SqFt	\$28.00	\$26.90	\$25.40
Full Market Value	\$7,029,999	\$6,070,000	\$4,870,000
Market Value per SqFt	\$116.00	\$111.00	\$105.00
Distance from Condominium in miles		0.65	8.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09832-7501	4-09760-0022	4-03169-0021
Condominium Section	546-R1		
Address	175-24 89 AVENUE	90-05 161 STREET	99-22 67 ROAD
Neighborhood	JAMAICA	JAMAICA	REGO PARK
Building Classification	R2-WALK-UP	D6-ELEVATOR	D3-ELEVATOR
Total Units	12	96	29
Year Built	2006	2003	2001
Gross SqFt	10,431	54,496	22,662
Estimated Gross Income	\$271,206	\$1,465,042	\$550,569
Gross Income per SqFt	\$26.00	\$26.90	\$24.29
Full Market Value	\$1,120,002	\$6,070,000	\$2,280,000
Market Value per SqFt	\$107.00	\$111.00	\$101.00
Distance from Condominium in miles		0.75	3.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09937-7501	4-09760-0022	4-03169-0021
Condominium Section	500-R1		
Address	178-36 WEXFORD TERRACE	90-05 161 STREET	99-22 67 ROAD
Neighborhood	JAMAICA ESTATES	JAMAICA	REGO PARK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D3-ELEVATOR
Total Units	32	96	29
Year Built	2006	2003	2001
Gross SqFt	32,317	54,496	22,662
Estimated Gross Income	\$775,608	\$1,465,042	\$550,569
Gross Income per SqFt	\$24.00	\$26.90	\$24.29
Full Market Value	\$3,210,006	\$6,070,000	\$2,280,000
Market Value per SqFt	\$99.00	\$111.00	\$101.00
Distance from Condominium in miles		0.95	3.75

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09944-7501	4-09937-0025	4-09960-0005
Condominium Section	208-R1		
Address	180-16 WEXFORD TERRACE	178-60 WEXFORD TERRACE	187-35 HILLSIDE AVENUE
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	73	77
Year Built	1986	1956	1962
Gross SqFt	19,448	57,186	63,936
Estimated Gross Income	\$291,720	\$963,724	\$962,832
Gross Income per SqFt	\$15.00	\$16.85	\$15.06
Full Market Value	\$985,998	\$3,260,000	\$3,260,000
Market Value per SqFt	\$51.00	\$57.00	\$51.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11417-7501	4-09950-0009	4-09950-0057
Condominium Section	8-R1		
Address	85-09 151 AVENUE	182-30 WEXFORD TERRACE	183-11 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	150	218	168
Year Built	1966	1964	1962
Gross SqFt	202,489	184,896	128,148
Estimated Gross Income	\$2,885,468	\$3,173,629	\$2,006,058
Gross Income per SqFt	\$14.25	\$17.16	\$15.65
Full Market Value	\$10,999,989	\$11,900,000	\$6,780,000
Market Value per SqFt	\$54.00	\$64.00	\$53.00
Distance from Condominium in miles		4.80	4.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11417-7502	4-09950-0057	4-09950-0009
Condominium Section	12-R1		
Address	149-30 88 STREET	183-11 HILLSIDE AVENUE	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	150	168	218
Year Built	1967	1962	1964
Gross SqFt	199,444	128,148	184,896
Estimated Gross Income	\$2,941,799	\$2,006,058	\$3,173,629
Gross Income per SqFt	\$14.75	\$15.65	\$17.16
Full Market Value	\$9,949,997	\$6,780,000	\$11,900,000
Market Value per SqFt	\$49.90	\$53.00	\$64.00
Distance from Condominium in miles		4.80	4.80

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7501	4-10681-0056	4-09950-0009
Condominium Section	1-R1		
Address	84-39 153 AVENUE	212-29 HILLSIDE AVENUE	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	QUEENS VILLAGE	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	180	218
Year Built	1965	1963	1964
Gross SqFt	198,707	144,995	184,896
Estimated Gross Income	\$3,079,958	\$2,262,821	\$3,173,629
Gross Income per SqFt	\$15.50	\$15.61	\$17.16
Full Market Value	\$10,400,018	\$7,650,000	\$11,900,000
Market Value per SqFt	\$52.00	\$53.00	\$64.00
Distance from Condominium in miles		6.40	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-7502	4-10681-0056	4-09950-0009
Condominium Section	2-R1		
Address	151-15 84 STREET	212-29 HILLSIDE AVENUE	182-30 WEXFORD TERRACE
Neighborhood	HOWARD BEACH	QUEENS VILLAGE	JAMAICA ESTATES
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	163	180	218
Year Built	1965	1963	1964
Gross SqFt	198,687	144,995	184,896
Estimated Gross Income	\$3,079,648	\$2,262,821	\$3,173,629
Gross Income per SqFt	\$15.50	\$15.61	\$17.16
Full Market Value	\$10,400,022	\$7,650,000	\$11,900,000
Market Value per SqFt	\$52.00	\$53.00	\$64.00
Distance from Condominium in miles		6.40	4.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11440-7501	4-11545-0026	4-15739-0001
Condominium Section	292-R1		
Address	78-10 153 AVENUE	94-20 ALBERT ROAD	29-03 BESSEMUND AVENUE
Neighborhood	HOWARD BEACH	OZONE PARK	FAR ROCKAWAY
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	95	36	72
Year Built	1977	1967	1960
Gross SqFt	52,400	20,646	55,218
Estimated Gross Income	\$759,800	\$321,230	\$791,930
Gross Income per SqFt	\$14.50	\$15.56	\$14.34
Full Market Value	\$2,570,000	\$1,090,000	\$2,470,000
Market Value per SqFt	\$49.00	\$53.00	\$44.70
Distance from Condominium in miles		0.85	6.40

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11599-7501	4-11545-0026	4-12311-0050
Condominium Section	495-R1		
Address	109-18 LEFFERTS BOULEVARD	94-20 ALBERT ROAD	156-01 NORTH CONDUIT AVEN
Neighborhood	SOUTH OZONE PARK	OZONE PARK	SPRINGFIELD GARDENS
Building Classification	R2-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	24	36	46
Year Built	0	1967	1972
Gross SqFt	19,200	20,646	31,365
Estimated Gross Income	\$288,000	\$321,230	\$565,076
Gross Income per SqFt	\$15.00	\$15.56	\$18.02
Full Market Value	\$974,001	\$1,090,000	\$2,110,000
Market Value per SqFt	\$51.00	\$53.00	\$67.00
Distance from Condominium in miles		1.25	2.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15557-7501	4-15574-0020	4-15753-0072
Condominium Section	179-R1		
Address	10-11 NAMEOKE STREET	13-34 CAFFREY AVENUE	23-11 CORNAGA AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	84	76
Year Built	1961	1963	1964
Gross SqFt	73,060	83,682	78,600
Estimated Gross Income	\$767,130	\$938,847	\$768,367
Gross Income per SqFt	\$10.50	\$11.22	\$9.78
Full Market Value	\$2,159,993	\$2,430,000	\$1,830,000
Market Value per SqFt	\$29.60	\$29.00	\$23.28
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15612-7501	4-16151-0006	4-09760-0022
Condominium Section	570-R1		
Address	156 BEACH 9 STREET	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	FAR ROCKAWAY	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	42	72	96
Year Built	2007	2004	2003
Gross SqFt	51,175	55,628	54,496
Estimated Gross Income	\$1,228,200	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$24.00	\$18.82	\$26.90
Full Market Value	\$5,090,001	\$3,910,000	\$6,070,000
Market Value per SqFt	\$99.00	\$70.00	\$111.00
Distance from Condominium in miles		4.00	8.10

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16112-7501	4-16151-0006	4-09760-0022
Condominium Section	524-R1		
Address	79-14 ROCKAWAY BEACH BOUL	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	HAMMELS	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	86	72	96
Year Built	2006	2004	2003
Gross SqFt	111,775	55,628	54,496
Estimated Gross Income	\$2,235,500	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$20.00	\$18.82	\$26.90
Full Market Value	\$8,359,995	\$3,910,000	\$6,070,000
Market Value per SqFt	\$75.00	\$70.00	\$111.00
Distance from Condominium in miles		0.70	8.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16113-7501	4-16151-0006	4-09760-0022
Condominium Section	463-R1		
Address	2-21 BEACH 80 STREET	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	HAMMELS	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	66	72	96
Year Built	2005	2004	2003
Gross SqFt	93,315	55,628	54,496
Estimated Gross Income	\$1,959,615	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$21.00	\$18.82	\$26.90
Full Market Value	\$8,119,999	\$3,910,000	\$6,070,000
Market Value per SqFt	\$87.00	\$70.00	\$111.00
Distance from Condominium in miles		0.65	8.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16113-7502	4-16151-0006	4-09760-0022
Condominium Section	462-R1		
Address	260 BEACH 81 STREET	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	HAMMELS	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	78	72	96
Year Built	2005	2004	2003
Gross SqFt	82,862	55,628	54,496
Estimated Gross Income	\$1,740,102	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$21.00	\$18.82	\$26.90
Full Market Value	\$7,210,005	\$3,910,000	\$6,070,000
Market Value per SqFt	\$87.00	\$70.00	\$111.00
Distance from Condominium in miles		0.65	8.00

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16137-7501	4-00040-0015	4-16151-0006
Condominium Section	451-R1		
Address	138 BEACH 92 STREET	10-28 JACKSON AVENUE	2-14 BEACH 96 STREET
Neighborhood	HAMMELS	LONG ISLAND CITY	HAMMELS
Building Classification	R2-WALK-UP	D9-ELEVATOR	D1-ELEVATOR
Total Units	20	25	72
Year Built	2005	2005	2004
Gross SqFt	27,560	24,464	55,628
Estimated Gross Income	\$551,200	\$625,842	\$1,047,003
Gross Income per SqFt	\$20.00	\$25.60	\$18.82
Full Market Value	\$2,060,000	\$2,590,000	\$3,910,000
Market Value per SqFt	\$75.00	\$106.00	\$70.00
Distance from Condominium in miles		13.10	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16173-7501	4-16151-0006	4-00598-0018
Condominium Section	494-R1		
Address	100-04 SHORE FRONT PARKWA	2-14 BEACH 96 STREET	26-39 30 STREET
Neighborhood	ROCKAWAY PARK	HAMMELS	ASTORIA
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	78	72	14
Year Built	2007	2004	1999
Gross SqFt	98,222	55,628	10,000
Estimated Gross Income	\$1,964,440	\$1,047,003	\$193,214
Gross Income per SqFt	\$20.00	\$18.82	\$19.32
Full Market Value	\$7,349,988	\$3,910,000	\$722,000
Market Value per SqFt	\$75.00	\$70.00	\$72.00
Distance from Condominium in miles		0.30	13.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16176-7501	4-16151-0006	4-09760-0022
Condominium Section	541-R1		
Address	102-02 ROCKAWAY BEACH BOU	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	ROCKAWAY PARK	HAMMELS	JAMAICA
Building Classification	R2-WALK-UP	D1-ELEVATOR	D6-ELEVATOR
Total Units	52	72	96
Year Built	2006	2004	2003
Gross SqFt	53,200	55,628	54,496
Estimated Gross Income	\$1,223,600	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$23.00	\$18.82	\$26.90
Full Market Value	\$5,070,001	\$3,910,000	\$6,070,000
Market Value per SqFt	\$95.00	\$70.00	\$111.00
Distance from Condominium in miles		0.40	8.50

BOROUGH OF QUEENS - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16226-7501	4-16151-0006	4-09760-0022
Condominium Section	467-R1		
Address	136 BEACH 117 STREET	2-14 BEACH 96 STREET	90-05 161 STREET
Neighborhood	ROCKAWAY PARK	HAMMELS	JAMAICA
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	93	72	96
Year Built	2005	2004	2003
Gross SqFt	74,400	55,628	54,496
Estimated Gross Income	\$1,860,000	\$1,047,003	\$1,465,042
Gross Income per SqFt	\$25.00	\$18.82	\$26.90
Full Market Value	\$7,700,008	\$3,910,000	\$6,070,000
Market Value per SqFt	\$103.00	\$70.00	\$111.00
Distance from Condominium in miles		1.10	9.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16228-7501	4-09760-0022	4-16151-0006
Condominium Section	588-R1		
Address	118-20 OCEAN PROMENADE	90-05 161 STREET	2-14 BEACH 96 STREET
Neighborhood	ROCKAWAY PARK	JAMAICA	HAMMELS
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	26	96	72
Year Built	2005	2003	2004
Gross SqFt	41,713	54,496	55,628
Estimated Gross Income	\$1,084,538	\$1,465,042	\$1,047,003
Gross Income per SqFt	\$26.00	\$26.90	\$18.82
Full Market Value	\$4,489,991	\$6,070,000	\$3,910,000
Market Value per SqFt	\$108.00	\$111.00	\$70.00
Distance from Condominium in miles		9.00	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16233-7501	4-16226-0074	4-15625-0001
Condominium Section	173-R1		
Address	123-10 OAK STREET	180 BEACH 117 STREET	250 BEACH 15 STREET
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	FAR ROCKAWAY
Building Classification	R9-CONDOPS	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	61	138
Year Built	1986	1960	1981
Gross SqFt	82,600	50,347	100,865
Estimated Gross Income	\$970,550	\$518,067	\$1,170,164
Gross Income per SqFt	\$11.75	\$10.29	\$11.60
Full Market Value	\$2,730,000	\$1,340,000	\$2,480,000
Market Value per SqFt	\$33.10	\$26.60	\$24.59
Distance from Condominium in miles		0.35	5.20