

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00018-0001	4-06809-0001	4-06797-0054
Address	4-74 48 AVENUE	75-25 153 STREET	159-10 71 AVENUE
Neighborhood	LONG ISLAND CITY	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D6-ELEVATOR
Total Units	536	388	142
Year Built	1996	2004	2000
Gross SqFt	724,475	540,846	209,525
Estimated Gross Income	\$13,402,787	\$8,920,048	\$4,316,215
Gross Income per SqFt	\$18.50	\$16.49	\$20.60
Full Market Value	\$50,100,000	\$30,200,000	\$16,100,000
Market Value per SqFt	\$69.00	\$56.00	\$77.00
Distance from Cooperative in miles		7.80	7.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00125-0028	4-00131-0009	4-00134-0039
Address	46-01 39 AVENUE	41-29 50 STREET	41-24 50 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	158	36	40
Year Built	1961	1964	1963
Gross SqFt	155,750	27,288	26,100
Estimated Gross Income	\$2,453,062	\$422,011	\$424,387
Gross Income per SqFt	\$15.75	\$15.47	\$16.26
Full Market Value	\$8,290,000	\$1,430,000	\$1,430,000
Market Value per SqFt	\$53.00	\$52.00	\$55.00
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00128-0007	4-02104-0001	4-02090-0026
Address	39-25 51 STREET	98-41 QUEENS BOULEVARD	63-60 98 STREET
Neighborhood	WOODSIDE	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	426	206	129
Year Built	1951	1952	1951
Gross SqFt	391,802	204,340	125,610
Estimated Gross Income	\$4,842,672	\$2,638,170	\$1,593,664
Gross Income per SqFt	\$12.36	\$12.91	\$12.69
Full Market Value	\$13,600,000	\$8,220,000	\$4,960,000
Market Value per SqFt	\$34.70	\$40.00	\$39.50
Distance from Cooperative in miles		3.25	3.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00131-0004	4-00137-0013	4-00137-0020
Address	50-05 43 AVENUE	41-29 46 STREET	41-15 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	96	96
Year Built	1932	1931	1931
Gross SqFt	64,350	72,700	73,197
Estimated Gross Income	\$1,122,264	\$1,377,280	\$1,287,147
Gross Income per SqFt	\$17.44	\$18.94	\$17.58
Full Market Value	\$4,200,000	\$5,150,000	\$4,810,000
Market Value per SqFt	\$65.00	\$71.00	\$66.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00131-0036	4-00139-0024	4-00148-0001
Address	41-36 51 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	60	60
Year Built	1930	1931	1942
Gross SqFt	42,474	43,800	57,600
Estimated Gross Income	\$515,209	\$577,011	\$758,703
Gross Income per SqFt	\$12.13	\$13.17	\$13.17
Full Market Value	\$1,450,000	\$1,800,000	\$2,360,000
Market Value per SqFt	\$34.10	\$41.00	\$41.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00134-0045	4-00139-0024	4-00148-0001
Address	41-42 50 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	60	60
Year Built	1940	1931	1942
Gross SqFt	45,570	43,800	57,600
Estimated Gross Income	\$552,764	\$577,011	\$758,703
Gross Income per SqFt	\$12.13	\$13.17	\$13.17
Full Market Value	\$1,550,000	\$1,800,000	\$2,360,000
Market Value per SqFt	\$34.00	\$41.00	\$41.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00140-0040	4-00139-0024	4-00148-0001
Address	43-30 48 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	60	60
Year Built	1927	1931	1942
Gross SqFt	79,896	43,800	57,600
Estimated Gross Income	\$1,036,251	\$577,011	\$758,703
Gross Income per SqFt	\$12.97	\$13.17	\$13.17
Full Market Value	\$3,230,000	\$1,800,000	\$2,360,000
Market Value per SqFt	\$40.40	\$41.00	\$41.00
Distance from Cooperative in miles		0.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0015	4-00139-0024	4-00148-0001
Address	43-33 46 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	176	60	60
Year Built	1932	1931	1942
Gross SqFt	140,760	43,800	57,600
Estimated Gross Income	\$1,825,657	\$577,011	\$758,703
Gross Income per SqFt	\$12.97	\$13.17	\$13.17
Full Market Value	\$5,680,000	\$1,800,000	\$2,360,000
Market Value per SqFt	\$40.40	\$41.00	\$41.00
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00141-0024	4-00139-0024	4-00148-0001
Address	43-01 46 STREET	43-10 49 STREET	47-09 SKILLMAN AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	60	60
Year Built	1942	1931	1942
Gross SqFt	58,650	43,800	57,600
Estimated Gross Income	\$750,720	\$577,011	\$758,703
Gross Income per SqFt	\$12.80	\$13.17	\$13.17
Full Market Value	\$2,340,000	\$1,800,000	\$2,360,000
Market Value per SqFt	\$39.90	\$41.00	\$41.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00156-0005	4-00159-0001	4-00162-0019
Address	41-15 45 STREET	42-15 43 AVENUE	43-09 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	320	154	48
Year Built	1943	1938	1928
Gross SqFt	250,000	148,950	35,340
Estimated Gross Income	\$3,307,500	\$1,744,204	\$367,971
Gross Income per SqFt	\$13.23	\$11.71	\$10.41
Full Market Value	\$10,300,000	\$4,900,000	\$954,000
Market Value per SqFt	\$41.20	\$33.00	\$27.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0009	4-00162-0019	4-00168-0041
Address	41-25 44 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	48	46
Year Built	1931	1928	1929
Gross SqFt	41,508	35,340	41,316
Estimated Gross Income	\$549,150	\$367,971	\$540,942
Gross Income per SqFt	\$13.23	\$10.41	\$13.09
Full Market Value	\$1,710,000	\$954,000	\$1,680,000
Market Value per SqFt	\$41.20	\$27.00	\$40.70
Distance from Cooperative in miles		0.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0013	4-00184-0014	4-00184-0009
Address	41-15 44 STREET	41-19 41 STREET	41-29 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	49	50
Year Built	1940	1937	1937
Gross SqFt	65,748	40,800	40,800
Estimated Gross Income	\$854,724	\$635,900	\$532,470
Gross Income per SqFt	\$13.00	\$15.59	\$13.05
Full Market Value	\$2,660,000	\$2,150,000	\$1,660,000
Market Value per SqFt	\$40.50	\$53.00	\$40.70
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00157-0040	4-00184-0009	4-00184-0014
Address	44-15 43 AVENUE	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	50	49
Year Built	1927	1937	1937
Gross SqFt	68,700	40,800	40,800
Estimated Gross Income	\$908,901	\$532,470	\$635,900
Gross Income per SqFt	\$13.23	\$13.05	\$15.59
Full Market Value	\$2,830,000	\$1,660,000	\$2,150,000
Market Value per SqFt	\$41.20	\$41.00	\$53.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00158-0001	4-00184-0014	4-00184-0009
Address	41-41 43 STREET	41-19 41 STREET	41-29 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	49	50
Year Built	1930	1937	1937
Gross SqFt	70,590	40,800	40,800
Estimated Gross Income	\$917,670	\$635,900	\$532,470
Gross Income per SqFt	\$13.00	\$15.59	\$13.05
Full Market Value	\$2,860,000	\$2,150,000	\$1,660,000
Market Value per SqFt	\$40.50	\$53.00	\$40.70
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00159-0021	4-00162-0019	4-00168-0041
Address	41-08 43 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	48	46
Year Built	1936	1928	1929
Gross SqFt	58,926	35,340	41,316
Estimated Gross Income	\$779,590	\$367,971	\$540,942
Gross Income per SqFt	\$13.23	\$10.41	\$13.09
Full Market Value	\$2,430,000	\$954,000	\$1,680,000
Market Value per SqFt	\$41.20	\$27.00	\$40.70
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0011	4-00139-0024	4-00162-0019
Address	43-25 43 STREET	43-10 49 STREET	43-09 43 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	48
Year Built	1941	1931	1928
Gross SqFt	65,820	43,800	35,340
Estimated Gross Income	\$870,798	\$577,011	\$367,971
Gross Income per SqFt	\$13.23	\$13.17	\$10.41
Full Market Value	\$2,710,000	\$1,800,000	\$954,000
Market Value per SqFt	\$41.20	\$41.00	\$27.00
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0028	4-00184-0009	4-00184-0014
Address	43-10 44 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	50	49
Year Built	1928	1937	1937
Gross SqFt	35,340	40,800	40,800
Estimated Gross Income	\$467,548	\$532,470	\$635,900
Gross Income per SqFt	\$13.23	\$13.05	\$15.59
Full Market Value	\$1,460,000	\$1,660,000	\$2,150,000
Market Value per SqFt	\$41.30	\$41.00	\$53.00
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00162-0034	4-00162-0019	4-00168-0041
Address	43-30 44 STREET	43-09 43 STREET	45-26 44 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	46
Year Built	1941	1928	1929
Gross SqFt	65,280	35,340	41,316
Estimated Gross Income	\$863,654	\$367,971	\$540,942
Gross Income per SqFt	\$13.23	\$10.41	\$13.09
Full Market Value	\$2,690,000	\$954,000	\$1,680,000
Market Value per SqFt	\$41.20	\$27.00	\$40.70
Distance from Cooperative in miles		0.00	0.15

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00169-0029	4-00169-0013	4-00169-0021
Address	45-14 43 STREET	45-29 42 STREET	45-15 42 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	20	23
Year Built	1929	1931	1931
Gross SqFt	18,984	13,152	18,949
Estimated Gross Income	\$249,259	\$177,854	\$280,225
Gross Income per SqFt	\$13.13	\$13.52	\$14.79
Full Market Value	\$776,000	\$554,000	\$947,000
Market Value per SqFt	\$40.90	\$42.00	\$50.00
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00169-0032	4-00860-0001	4-00859-0001
Address	45-20 43 STREET	20-65 26 STREET	20-75 27 STREET
Neighborhood	SUNNYSIDE	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	23	60	60
Year Built	1931	1947	1947
Gross SqFt	18,984	45,417	45,417
Estimated Gross Income	\$249,259	\$829,502	\$835,418
Gross Income per SqFt	\$13.13	\$18.26	\$18.39
Full Market Value	\$776,000	\$3,100,000	\$3,120,000
Market Value per SqFt	\$40.90	\$68.00	\$69.00
Distance from Cooperative in miles		2.70	2.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00170-0001	4-02104-0001	4-02319-0010
Address	47-37 45 STREET	98-41 QUEENS BOULEVARD	47-50 59 STREET
Neighborhood	SUNNYSIDE	REGO PARK	WOODSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	93	206	233
Year Built	1964	1952	1970
Gross SqFt	75,024	204,340	239,190
Estimated Gross Income	\$1,102,852	\$2,638,170	\$2,625,488
Gross Income per SqFt	\$14.70	\$12.91	\$10.98
Full Market Value	\$3,730,000	\$8,220,000	\$5,570,000
Market Value per SqFt	\$49.70	\$40.00	\$23.29
Distance from Cooperative in miles		3.45	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00175-0001	4-00186-0001	4-00189-0019
Address	42-05 48 AVENUE	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	84	77
Year Built	1942	1939	1932
Gross SqFt	53,400	84,000	66,714
Estimated Gross Income	\$728,910	\$1,186,373	\$1,084,929
Gross Income per SqFt	\$13.65	\$14.12	\$16.26
Full Market Value	\$2,270,000	\$3,690,000	\$3,670,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00177-0001	4-00186-0001	4-00189-0019
Address	43-10 50 AVENUE	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	493	84	77
Year Built	1931	1939	1932
Gross SqFt	409,538	84,000	66,714
Estimated Gross Income	\$5,590,193	\$1,186,373	\$1,084,929
Gross Income per SqFt	\$13.65	\$14.12	\$16.26
Full Market Value	\$17,400,000	\$3,690,000	\$3,670,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00178-0025	4-00186-0001	4-00189-0019
Address	48-10 43 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	262	84	77
Year Built	1937	1939	1932
Gross SqFt	235,000	84,000	66,714
Estimated Gross Income	\$3,207,750	\$1,186,373	\$1,084,929
Gross Income per SqFt	\$13.65	\$14.12	\$16.26
Full Market Value	\$9,990,000	\$3,690,000	\$3,670,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.55	0.40

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-0001	4-00186-0001	4-00189-0019
Address	41-41 41 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	84	77
Year Built	1936	1939	1932
Gross SqFt	74,664	84,000	66,714
Estimated Gross Income	\$1,019,163	\$1,186,373	\$1,084,929
Gross Income per SqFt	\$13.65	\$14.12	\$16.26
Full Market Value	\$3,170,000	\$3,690,000	\$3,670,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00184-0037	4-00131-0013	4-00131-0025
Address	41-42 42 STREET	41-15 50 STREET	41-16 51 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	48	42
Year Built	1931	1931	1931
Gross SqFt	74,664	43,150	43,150
Estimated Gross Income	\$1,019,163	\$644,729	\$693,453
Gross Income per SqFt	\$13.65	\$14.94	\$16.07
Full Market Value	\$3,170,000	\$2,180,000	\$2,340,000
Market Value per SqFt	\$42.50	\$51.00	\$54.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00185-0027	4-00137-0004	4-00137-0013
Address	41-12 41 STREET	41-41 46 STREET	41-29 46 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	83	107	96
Year Built	1941	1931	1931
Gross SqFt	79,000	77,730	72,700
Estimated Gross Income	\$1,078,350	\$1,314,433	\$1,377,280
Gross Income per SqFt	\$13.65	\$16.91	\$18.94
Full Market Value	\$3,360,000	\$4,910,000	\$5,150,000
Market Value per SqFt	\$42.50	\$63.00	\$71.00
Distance from Cooperative in miles		0.30	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00189-0025	4-00186-0001	4-00189-0019
Address	43-08 41 STREET	41-43 39 PLACE	43-09 40 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	84	77
Year Built	1937	1939	1932
Gross SqFt	53,500	84,000	66,714
Estimated Gross Income	\$730,275	\$1,186,373	\$1,084,929
Gross Income per SqFt	\$13.65	\$14.12	\$16.26
Full Market Value	\$2,270,000	\$3,690,000	\$3,670,000
Market Value per SqFt	\$42.40	\$44.00	\$55.00
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00194-0023	4-00194-0001	4-00195-0001
Address	45-08 40 STREET	39-39 47 AVENUE	39-21 47 AVENUE
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	C6-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	124	12	44
Year Built	1922	1931	1927
Gross SqFt	121,714	7,380	30,000
Estimated Gross Income	\$1,734,424	\$120,958	\$392,416
Gross Income per SqFt	\$14.25	\$16.39	\$13.08
Full Market Value	\$5,400,000	\$409,000	\$1,100,000
Market Value per SqFt	\$44.40	\$55.00	\$36.70
Distance from Cooperative in miles		0.00	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0027	4-00195-0044	4-00196-0022
Address	41-12 47 AVENUE	45-36 39 PLACE	47-07 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	70	59
Year Built	1937	1931	1937
Gross SqFt	42,232	51,108	63,492
Estimated Gross Income	\$576,466	\$670,536	\$955,960
Gross Income per SqFt	\$13.65	\$13.12	\$15.06
Full Market Value	\$1,790,000	\$2,090,000	\$3,230,000
Market Value per SqFt	\$42.40	\$41.00	\$51.00
Distance from Cooperative in miles		0.20	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00196-0032	4-00195-0044	4-00196-0022
Address	47-20 42 STREET	45-36 39 PLACE	47-07 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	70	59
Year Built	1938	1931	1937
Gross SqFt	64,890	51,108	63,492
Estimated Gross Income	\$885,748	\$670,536	\$955,960
Gross Income per SqFt	\$13.65	\$13.12	\$15.06
Full Market Value	\$2,760,000	\$2,090,000	\$3,230,000
Market Value per SqFt	\$42.50	\$41.00	\$51.00
Distance from Cooperative in miles		0.20	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00198-0011	4-00184-0009	4-00184-0014
Address	47-39 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	50	49
Year Built	1939	1937	1937
Gross SqFt	48,000	40,800	40,800
Estimated Gross Income	\$655,200	\$532,470	\$635,900
Gross Income per SqFt	\$13.65	\$13.05	\$15.59
Full Market Value	\$2,040,000	\$1,660,000	\$2,150,000
Market Value per SqFt	\$42.50	\$41.00	\$53.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00198-0019	4-00184-0009	4-00184-0014
Address	47-25 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	50	49
Year Built	1939	1937	1937
Gross SqFt	48,000	40,800	40,800
Estimated Gross Income	\$655,200	\$532,470	\$635,900
Gross Income per SqFt	\$13.65	\$13.05	\$15.59
Full Market Value	\$2,040,000	\$1,660,000	\$2,150,000
Market Value per SqFt	\$42.50	\$41.00	\$53.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00202-0023	4-00184-0009	4-00184-0014
Address	48-21 40 STREET	41-29 41 STREET	41-19 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	50	49
Year Built	1955	1937	1937
Gross SqFt	49,660	40,800	40,800
Estimated Gross Income	\$677,859	\$532,470	\$635,900
Gross Income per SqFt	\$13.65	\$13.05	\$15.59
Full Market Value	\$2,110,000	\$1,660,000	\$2,150,000
Market Value per SqFt	\$42.50	\$41.00	\$53.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00206-0101	4-00319-0001	4-00304-0003
Address	39-55 GREENPOINT AVENUE	33-78 11 STREET	52-27 35 STREET
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	24	12
Year Built	1940	1932	1931
Gross SqFt	14,000	14,796	6,675
Estimated Gross Income	\$191,100	\$223,510	\$92,595
Gross Income per SqFt	\$13.65	\$15.11	\$13.87
Full Market Value	\$595,000	\$756,000	\$288,000
Market Value per SqFt	\$42.50	\$51.00	\$43.10
Distance from Cooperative in miles		1.90	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0025	4-00205-0015	4-00236-0066
Address	50-21 39 PLACE	39-40 GREENPOINT AVENUE	48-50 37 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	36	120
Year Built	1961	1941	1961
Gross SqFt	29,725	32,000	97,528
Estimated Gross Income	\$405,746	\$488,701	\$1,408,306
Gross Income per SqFt	\$13.65	\$15.27	\$14.44
Full Market Value	\$1,260,000	\$1,650,000	\$4,760,000
Market Value per SqFt	\$42.40	\$52.00	\$48.80
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00209-0042	4-00236-0066	4-00205-0015
Address	50-22 40 STREET	48-50 37 STREET	39-40 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	120	36
Year Built	1961	1961	1941
Gross SqFt	29,754	97,528	32,000
Estimated Gross Income	\$406,142	\$1,408,306	\$488,701
Gross Income per SqFt	\$13.65	\$14.44	\$15.27
Full Market Value	\$1,260,000	\$4,760,000	\$1,650,000
Market Value per SqFt	\$42.30	\$49.00	\$52.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00210-0022	4-00236-0066	4-00205-0015
Address	50-15 39 STREET	48-50 37 STREET	39-40 GREENPOINT AVENUE
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	120	36
Year Built	1960	1961	1941
Gross SqFt	38,864	97,528	32,000
Estimated Gross Income	\$530,493	\$1,408,306	\$488,701
Gross Income per SqFt	\$13.65	\$14.44	\$15.27
Full Market Value	\$1,650,000	\$4,760,000	\$1,650,000
Market Value per SqFt	\$42.50	\$49.00	\$52.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00341-0001	4-00342-0018	4-00342-0024
Address	35-55 29 STREET	29-02 29 STREET	36-06 30 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	61	77	66
Year Built	1929	1929	1929
Gross SqFt	47,000	70,000	61,000
Estimated Gross Income	\$634,500	\$1,144,181	\$846,283
Gross Income per SqFt	\$13.50	\$16.35	\$13.87
Full Market Value	\$1,980,000	\$3,870,000	\$2,640,000
Market Value per SqFt	\$42.10	\$55.00	\$43.30
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00528-0050	4-00583-0011	4-00581-0033
Address	33-43 14 STREET	34-43 CRESCENT STREET	33-43 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	364	120	73
Year Built	1958	1964	1959
Gross SqFt	444,115	103,850	76,956
Estimated Gross Income	\$5,773,495	\$1,458,058	\$1,055,293
Gross Income per SqFt	\$13.00	\$14.04	\$13.71
Full Market Value	\$18,000,000	\$4,540,000	\$3,290,000
Market Value per SqFt	\$40.50	\$44.00	\$42.80
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00534-0015	4-00195-0044	4-00205-0015
Address	14-17 31 AVENUE	45-36 39 PLACE	39-40 GREENPOINT AVENUE
Neighborhood	ASTORIA	SUNNYSIDE	SUNNYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	70	36
Year Built	1914	1931	1941
Gross SqFt	28,704	51,108	32,000
Estimated Gross Income	\$391,809	\$670,536	\$488,701
Gross Income per SqFt	\$13.65	\$13.12	\$15.27
Full Market Value	\$1,220,000	\$2,090,000	\$1,650,000
Market Value per SqFt	\$42.50	\$41.00	\$52.00
Distance from Cooperative in miles		1.75	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00557-0003	4-01567-0040	4-09236-0033
Address	33-34 CRESCENT STREET	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	ASTORIA	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	727	98	57
Year Built	1950	1962	1962
Gross SqFt	563,800	82,700	46,692
Estimated Gross Income	\$6,596,460	\$1,078,841	\$580,000
Gross Income per SqFt	\$11.70	\$13.05	\$12.42
Full Market Value	\$18,500,000	\$3,360,000	\$1,630,000
Market Value per SqFt	\$32.80	\$41.00	\$34.90
Distance from Cooperative in miles		3.20	6.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00569-0056	4-00568-0031	4-00569-0030
Address	31-14 CRESCENT STREET	23-30 31 ROAD	31-03 23 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	59	20	24
Year Built	1926	1930	1927
Gross SqFt	33,138	13,776	16,600
Estimated Gross Income	\$574,281	\$255,551	\$325,437
Gross Income per SqFt	\$17.33	\$18.55	\$19.60
Full Market Value	\$2,150,000	\$956,000	\$1,220,000
Market Value per SqFt	\$65.00	\$69.00	\$73.00
Distance from Cooperative in miles		0.05	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0020	4-00577-0019	4-00576-0049
Address	30-83 CRESCENT STREET	30-49 CRESCENT STREET	30-14 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	35	87	20
Year Built	1928	1926	1928
Gross SqFt	27,500	53,796	14,000
Estimated Gross Income	\$375,375	\$1,104,656	\$264,575
Gross Income per SqFt	\$13.65	\$20.53	\$18.90
Full Market Value	\$1,170,000	\$4,130,000	\$989,000
Market Value per SqFt	\$42.50	\$77.00	\$71.00
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00578-0023	4-00577-0019	4-00569-0003
Address	25-06 30 DRIVE	30-49 CRESCENT STREET	23-57 31 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	87	20
Year Built	1928	1926	1927
Gross SqFt	21,500	53,796	13,500
Estimated Gross Income	\$293,475	\$1,104,656	\$213,935
Gross Income per SqFt	\$13.65	\$20.53	\$15.85
Full Market Value	\$914,000	\$4,130,000	\$723,000
Market Value per SqFt	\$42.50	\$77.00	\$54.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0018	4-00579-0036	4-00576-0036
Address	31-85 CRESCENT STREET	31-35 CRESCENT STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	116	122	66
Year Built	1960	1961	1963
Gross SqFt	92,250	100,400	50,850
Estimated Gross Income	\$1,254,600	\$1,358,775	\$810,693
Gross Income per SqFt	\$13.60	\$13.53	\$15.94
Full Market Value	\$3,910,000	\$4,230,000	\$2,740,000
Market Value per SqFt	\$42.40	\$42.00	\$54.00
Distance from Cooperative in miles		0.00	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0042	4-00578-0013	4-00576-0036
Address	31-23 CRESCENT STREET	30-91 CRESCENT STREET	27-10 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	72	66
Year Built	1971	1956	1963
Gross SqFt	16,800	73,600	50,850
Estimated Gross Income	\$238,224	\$998,555	\$810,693
Gross Income per SqFt	\$14.18	\$13.57	\$15.94
Full Market Value	\$742,000	\$3,110,000	\$2,740,000
Market Value per SqFt	\$44.20	\$42.00	\$54.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00579-0055	4-00580-0030	4-00587-0004
Address	25-40 31 AVENUE	32-02 29 STREET	32-79 30 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	121	63	54
Year Built	1939	1931	1930
Gross SqFt	100,000	48,000	43,070
Estimated Gross Income	\$1,365,000	\$794,502	\$638,314
Gross Income per SqFt	\$13.65	\$16.55	\$14.82
Full Market Value	\$4,250,000	\$2,690,000	\$2,160,000
Market Value per SqFt	\$42.50	\$56.00	\$50.00
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0024	4-00649-0009	4-00664-0005
Address	24-75 38 STREET	31-77 36 STREET	28-35 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	24	35
Year Built	1929	1927	1931
Gross SqFt	29,328	21,240	28,980
Estimated Gross Income	\$369,532	\$264,862	\$434,160
Gross Income per SqFt	\$12.60	\$12.47	\$14.98
Full Market Value	\$1,040,000	\$744,000	\$1,470,000
Market Value per SqFt	\$35.50	\$35.00	\$51.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0029	4-00649-0009	4-00664-0005
Address	24-65 38 STREET	31-77 36 STREET	28-35 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	24	35
Year Built	1929	1927	1931
Gross SqFt	29,328	21,240	28,980
Estimated Gross Income	\$369,532	\$264,862	\$434,160
Gross Income per SqFt	\$12.60	\$12.47	\$14.98
Full Market Value	\$1,040,000	\$744,000	\$1,470,000
Market Value per SqFt	\$35.50	\$35.00	\$51.00
Distance from Cooperative in miles		0.55	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0034	4-00664-0005	4-00649-0009
Address	24-51 38 STREET	28-35 41 STREET	31-77 36 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	49	35	24
Year Built	1929	1931	1927
Gross SqFt	29,328	28,980	21,240
Estimated Gross Income	\$369,532	\$434,160	\$264,862
Gross Income per SqFt	\$12.60	\$14.98	\$12.47
Full Market Value	\$1,040,000	\$1,470,000	\$744,000
Market Value per SqFt	\$35.50	\$51.00	\$35.00
Distance from Cooperative in miles		0.20	0.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00654-0039	4-00664-0005	4-00649-0009
Address	24-39 38 STREET	28-35 41 STREET	31-77 36 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	35	24
Year Built	1929	1931	1927
Gross SqFt	24,508	28,980	21,240
Estimated Gross Income	\$308,800	\$434,160	\$264,862
Gross Income per SqFt	\$12.60	\$14.98	\$12.47
Full Market Value	\$868,000	\$1,470,000	\$744,000
Market Value per SqFt	\$35.40	\$51.00	\$35.00
Distance from Cooperative in miles		0.20	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00709-0028	4-00704-0022	4-00704-0027
Address	44-02 NEWTOWN ROAD	34-05 44 STREET	34-06 45 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	48	48
Year Built	1930	1932	1932
Gross SqFt	80,382	46,000	46,000
Estimated Gross Income	\$924,393	\$466,558	\$527,355
Gross Income per SqFt	\$11.50	\$10.14	\$11.46
Full Market Value	\$2,600,000	\$1,110,000	\$1,370,000
Market Value per SqFt	\$32.30	\$24.00	\$29.80
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-00872-0068	4-00846-0048	4-00704-0027
Address	25-34 CRESCENT STREET	21-38 31 STREET	34-06 45 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	116	48
Year Built	1965	1929	1932
Gross SqFt	66,100	87,396	46,000
Estimated Gross Income	\$832,860	\$1,399,072	\$527,355
Gross Income per SqFt	\$12.60	\$16.01	\$11.46
Full Market Value	\$2,340,000	\$4,730,000	\$1,370,000
Market Value per SqFt	\$35.40	\$54.00	\$29.80
Distance from Cooperative in miles		0.75	1.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01111-0001	4-01455-0055	4-01131-0001
Address	55-17 31 AVENUE	94-06 34 ROAD	53-01 32 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	970	59	113
Year Built	1935	1928	1941
Gross SqFt	743,160	46,662	108,384
Estimated Gross Income	\$8,917,920	\$663,037	\$1,494,165
Gross Income per SqFt	\$12.00	\$14.21	\$13.79
Full Market Value	\$25,100,000	\$2,060,000	\$4,650,000
Market Value per SqFt	\$33.80	\$44.00	\$42.90
Distance from Cooperative in miles		1.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01132-0036	4-09803-0015	4-15563-0056
Address	31-31 54 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	71	154
Year Built	1941	1941	1931
Gross SqFt	58,280	73,500	145,398
Estimated Gross Income	\$670,220	\$961,138	\$1,750,034
Gross Income per SqFt	\$11.50	\$13.08	\$12.04
Full Market Value	\$1,880,000	\$2,990,000	\$3,710,000
Market Value per SqFt	\$32.30	\$41.00	\$25.50
Distance from Cooperative in miles		6.90	13.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01132-0044	4-09803-0015	4-15563-0056
Address	31-21 54 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	71	154
Year Built	1941	1941	1931
Gross SqFt	58,280	73,500	145,398
Estimated Gross Income	\$670,220	\$961,138	\$1,750,034
Gross Income per SqFt	\$11.50	\$13.08	\$12.04
Full Market Value	\$1,880,000	\$2,990,000	\$3,710,000
Market Value per SqFt	\$32.30	\$41.00	\$25.50
Distance from Cooperative in miles		6.90	13.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01177-0001	4-01299-0024	4-00565-0027
Address	32-05 81 STREET	40-07 67 STREET	33-10 CRESCENT STREET
Neighborhood	JACKSON HEIGHTS	WOODSIDE	ASTORIA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	35	33
Year Built	1927	1921	1929
Gross SqFt	39,600	22,410	23,516
Estimated Gross Income	\$671,220	\$402,695	\$374,014
Gross Income per SqFt	\$16.95	\$17.97	\$15.90
Full Market Value	\$2,510,000	\$1,510,000	\$1,260,000
Market Value per SqFt	\$63.00	\$67.00	\$54.00
Distance from Cooperative in miles		1.00	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01188-0055	4-01304-0021	4-01305-0001
Address	60-11 BROADWAY	40-19 72 STREET	73-01 73 STREET
Neighborhood	WOODSIDE	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	50	40
Year Built	1962	1965	1950
Gross SqFt	131,412	30,618	25,000
Estimated Gross Income	\$2,069,739	\$718,143	\$515,218
Gross Income per SqFt	\$15.75	\$23.45	\$20.61
Full Market Value	\$7,000,000	\$2,970,000	\$1,930,000
Market Value per SqFt	\$53.00	\$97.00	\$77.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01199-0020	4-00903-0007	4-15960-0060
Address	34-43 60 STREET	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	83	108	353
Year Built	1962	1972	1972
Gross SqFt	81,128	131,250	334,586
Estimated Gross Income	\$1,103,340	\$2,092,491	\$6,500,000
Gross Income per SqFt	\$13.60	\$15.94	\$19.43
Full Market Value	\$3,430,000	\$7,070,000	\$13,800,000
Market Value per SqFt	\$42.30	\$54.00	\$41.20
Distance from Cooperative in miles		2.20	12.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01219-0006	4-00131-0025	4-00588-0014
Address	37-75 64 STREET	41-16 51 STREET	31-65 29 STREET
Neighborhood	WOODSIDE	SUNNYSIDE	ASTORIA
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	42	48
Year Built	1917	1931	1928
Gross SqFt	37,525	43,150	39,549
Estimated Gross Income	\$472,815	\$693,453	\$575,427
Gross Income per SqFt	\$12.60	\$16.07	\$14.55
Full Market Value	\$1,330,000	\$2,340,000	\$1,950,000
Market Value per SqFt	\$35.40	\$54.00	\$49.30
Distance from Cooperative in miles		0.80	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01222-0009	4-00903-0007	4-15960-0060
Address	65-15 38 AVENUE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	145	108	353
Year Built	1958	1972	1972
Gross SqFt	130,000	131,250	334,586
Estimated Gross Income	\$1,638,000	\$2,092,491	\$6,500,000
Gross Income per SqFt	\$12.60	\$15.94	\$19.43
Full Market Value	\$4,600,000	\$7,070,000	\$13,800,000
Market Value per SqFt	\$35.40	\$54.00	\$41.20
Distance from Cooperative in miles		2.55	12.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01223-0038	4-09120-0048	4-08885-0001
Address	38-05 65 STREET	103-45 97 STREET	85-31 WOODHAVEN BOULEVARD
Neighborhood	WOODSIDE	OZONE PARK	WOODHAVEN
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	24	12
Year Built	1929	1931	1942
Gross SqFt	30,880	15,800	9,078
Estimated Gross Income	\$421,512	\$298,000	\$113,000
Gross Income per SqFt	\$13.65	\$18.86	\$12.45
Full Market Value	\$1,310,000	\$1,110,000	\$318,000
Market Value per SqFt	\$42.40	\$70.00	\$35.00
Distance from Cooperative in miles		5.30	4.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01226-0001	4-00903-0007	4-15960-0060
Address	55-05 WOODSIDE AVENUE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	147	108	353
Year Built	1956	1972	1972
Gross SqFt	145,379	131,250	334,586
Estimated Gross Income	\$1,831,775	\$2,092,491	\$6,500,000
Gross Income per SqFt	\$12.60	\$15.94	\$19.43
Full Market Value	\$5,150,000	\$7,070,000	\$13,800,000
Market Value per SqFt	\$35.40	\$54.00	\$41.20
Distance from Cooperative in miles		2.20	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01227-0001	4-01567-0040	4-09236-0033
Address	39-76 57 STREET	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	WOODSIDE	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	98	57
Year Built	1963	1962	1962
Gross SqFt	41,808	82,700	46,692
Estimated Gross Income	\$526,780	\$1,078,841	\$580,000
Gross Income per SqFt	\$12.60	\$13.05	\$12.42
Full Market Value	\$1,480,000	\$3,360,000	\$1,630,000
Market Value per SqFt	\$35.40	\$41.00	\$34.90
Distance from Cooperative in miles		1.70	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01227-0006	4-09803-0015	4-15563-0056
Address	39-75 56 STREET	89-07 169 STREET	14-50 GATEWAY BOULEVARD
Neighborhood	WOODSIDE	JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	71	154
Year Built	1928	1941	1931
Gross SqFt	39,860	73,500	145,398
Estimated Gross Income	\$502,236	\$961,138	\$1,750,034
Gross Income per SqFt	\$12.60	\$13.08	\$12.04
Full Market Value	\$1,410,000	\$2,990,000	\$3,710,000
Market Value per SqFt	\$35.40	\$41.00	\$25.50
Distance from Cooperative in miles		6.60	13.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01235-0070	4-03156-0092	4-01505-0076
Address	52-05 39 ROAD	66-23 AUSTIN STREET	40-23 ITHACA STREET
Neighborhood	WOODSIDE	REGO PARK	ELMHURST
Building Classification	C6-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	55	21
Year Built	1951	1985	1991
Gross SqFt	92,130	51,700	19,250
Estimated Gross Income	\$1,257,574	\$775,500	\$260,493
Gross Income per SqFt	\$13.65	\$15.00	\$13.53
Full Market Value	\$3,910,000	\$2,620,000	\$811,000
Market Value per SqFt	\$42.40	\$51.00	\$42.10
Distance from Cooperative in miles		3.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0006	4-01263-0015	4-01263-0044
Address	39-65 52 STREET	34-34 77 STREET	34-35 35 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	219	120	122
Year Built	1961	1951	1949
Gross SqFt	207,086	104,000	124,600
Estimated Gross Income	\$2,588,575	\$1,602,228	\$1,648,764
Gross Income per SqFt	\$12.50	\$15.41	\$13.23
Full Market Value	\$7,270,000	\$5,420,000	\$5,130,000
Market Value per SqFt	\$35.10	\$52.00	\$41.20
Distance from Cooperative in miles		1.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0025	4-00903-0007	4-15960-0060
Address	52-30 39 DRIVE	26-45 9 STREET	40-22 BEACH CHANNEL DRIVE
Neighborhood	WOODSIDE	ASTORIA	ARVERNE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	442	108	353
Year Built	1963	1972	1972
Gross SqFt	441,929	131,250	334,586
Estimated Gross Income	\$5,104,279	\$2,092,491	\$6,500,000
Gross Income per SqFt	\$11.55	\$15.94	\$19.43
Full Market Value	\$14,300,000	\$7,070,000	\$13,800,000
Market Value per SqFt	\$32.40	\$54.00	\$41.20
Distance from Cooperative in miles		2.15	12.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01238-0040	4-01263-0015	4-01263-0044
Address	39-60 54 STREET	34-34 77 STREET	34-35 35 AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	224	120	122
Year Built	1972	1951	1949
Gross SqFt	208,252	104,000	124,600
Estimated Gross Income	\$2,603,150	\$1,602,228	\$1,648,764
Gross Income per SqFt	\$12.50	\$15.41	\$13.23
Full Market Value	\$7,310,000	\$5,420,000	\$5,130,000
Market Value per SqFt	\$35.10	\$52.00	\$41.20
Distance from Cooperative in miles		1.20	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01245-0030	4-01246-0035	4-01249-0033
Address	72-17 34 AVENUE	33-51 73 STREET	76-09 34 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	96	48	96
Year Built	1937	1936	1937
Gross SqFt	106,308	49,800	100,890
Estimated Gross Income	\$1,275,696	\$653,600	\$1,223,159
Gross Income per SqFt	\$12.00	\$13.12	\$12.12
Full Market Value	\$3,580,000	\$2,040,000	\$3,440,000
Market Value per SqFt	\$33.70	\$41.00	\$34.10
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01254-0012	4-12148-0100	4-15815-0220
Address	33-15 81 STREET	159-01 110 AVENUE	20-55 SEAGIRT BOULEVARD
Neighborhood	JACKSON HEIGHTS	SOUTH JAMAICA	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	270	330	402
Year Built	1951	1967	1952
Gross SqFt	186,300	352,800	322,584
Estimated Gross Income	\$2,151,765	\$3,990,000	\$4,500,530
Gross Income per SqFt	\$11.55	\$11.31	\$13.95
Full Market Value	\$6,050,000	\$8,460,000	\$14,000,000
Market Value per SqFt	\$32.50	\$24.00	\$43.40
Distance from Cooperative in miles		6.50	13.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01256-0035	4-01567-0040	4-09236-0033
Address	69-05 35 AVENUE	92-01 LAMONT AVENUE	120-07 85 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	98	57
Year Built	1963	1962	1962
Gross SqFt	59,756	82,700	46,692
Estimated Gross Income	\$690,181	\$1,078,841	\$580,000
Gross Income per SqFt	\$11.55	\$13.05	\$12.42
Full Market Value	\$1,940,000	\$3,360,000	\$1,630,000
Market Value per SqFt	\$32.50	\$41.00	\$34.90
Distance from Cooperative in miles		1.25	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01261-0001	4-01455-0055	4-01511-0032
Address	74-02 34 AVENUE	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	59	107
Year Built	1952	1928	1938
Gross SqFt	135,070	46,662	104,646
Estimated Gross Income	\$1,566,812	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.60	\$14.21	\$12.02
Full Market Value	\$4,400,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.60	\$44.00	\$33.70
Distance from Cooperative in miles		1.00	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01263-0001	4-01263-0015	4-01263-0044
Address	76-10 34 AVENUE	34-34 77 STREET	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	109	120	122
Year Built	1950	1951	1949
Gross SqFt	96,000	104,000	124,600
Estimated Gross Income	\$1,248,000	\$1,602,228	\$1,648,764
Gross Income per SqFt	\$13.00	\$15.41	\$13.23
Full Market Value	\$3,890,000	\$5,420,000	\$5,130,000
Market Value per SqFt	\$40.50	\$52.00	\$41.20
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0001	4-01304-0021	4-01305-0001
Address	77-10 34 AVENUE	40-19 72 STREET	73-01 73 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	50	40
Year Built	1950	1965	1950
Gross SqFt	90,950	30,618	25,000
Estimated Gross Income	\$1,273,300	\$718,143	\$515,218
Gross Income per SqFt	\$14.00	\$23.45	\$20.61
Full Market Value	\$3,960,000	\$2,970,000	\$1,930,000
Market Value per SqFt	\$43.50	\$97.00	\$77.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0014	4-01304-0021	4-01305-0001
Address	34-20 78 STREET	40-19 72 STREET	73-01 73 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	50	40
Year Built	1951	1965	1950
Gross SqFt	114,000	30,618	25,000
Estimated Gross Income	\$1,596,000	\$718,143	\$515,218
Gross Income per SqFt	\$14.00	\$23.45	\$20.61
Full Market Value	\$4,970,000	\$2,970,000	\$1,930,000
Market Value per SqFt	\$43.60	\$97.00	\$77.00
Distance from Cooperative in miles		0.50	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01264-0035	4-01570-0001	4-01570-0046
Address	77-11 35 AVENUE	88-10 WHITNEY AVENUE	43-31 ITHACA STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	60	59
Year Built	1941	1939	1941
Gross SqFt	112,760	55,553	59,000
Estimated Gross Income	\$1,308,016	\$699,689	\$750,935
Gross Income per SqFt	\$11.60	\$12.59	\$12.73
Full Market Value	\$3,680,000	\$1,970,000	\$2,340,000
Market Value per SqFt	\$32.60	\$36.00	\$39.70
Distance from Cooperative in miles		0.90	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0001	4-01275-0061	4-01443-0040
Address	78-10 34 AVENUE	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1906	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0011	4-01275-0061	4-01443-0040
Address	34-20 79 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0030	4-01275-0061	4-01443-0040
Address	34-40 79 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0033	4-01275-0061	4-01443-0040
Address	78-11 35 AVENUE	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0052	4-01275-0061	4-01443-0040
Address	34-41 78 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01265-0058	4-01275-0061	4-01443-0040
Address	34-21 78 STREET	35-15 75 STREET	34-57 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	59	46
Year Built	1939	1939	1936
Gross SqFt	65,000	60,000	51,872
Estimated Gross Income	\$715,000	\$769,482	\$762,322
Gross Income per SqFt	\$11.00	\$12.82	\$14.70
Full Market Value	\$1,850,000	\$2,160,000	\$2,580,000
Market Value per SqFt	\$28.50	\$36.00	\$49.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-0001	4-01275-0001	4-01263-0044
Address	79-10 34 AVENUE	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	96	122
Year Built	1955	1950	1949
Gross SqFt	165,000	95,000	124,600
Estimated Gross Income	\$1,914,000	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$5,380,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01266-0038	4-01455-0055	4-09694-0052
Address	79-01 35 AVENUE	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	59	78
Year Built	1939	1928	1927
Gross SqFt	50,996	46,662	50,070
Estimated Gross Income	\$589,003	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$1,660,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.60	\$44.00	\$51.00
Distance from Cooperative in miles		0.75	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0001	4-01275-0001	4-01263-0044
Address	34-05 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	16,800	95,000	124,600
Estimated Gross Income	\$194,880	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$548,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0006	4-01275-0001	4-01263-0044
Address	34-06 81 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	16,800	95,000	124,600
Estimated Gross Income	\$194,880	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$548,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0012	4-01275-0001	4-01263-0044
Address	34-14 81 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	14,255	95,000	124,600
Estimated Gross Income	\$165,358	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$465,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0016	4-01275-0001	4-01263-0044
Address	34-22 81 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	15,530	95,000	124,600
Estimated Gross Income	\$180,148	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$506,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0020	4-01275-0001	4-01263-0044
Address	34-30 81 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	15,530	95,000	124,600
Estimated Gross Income	\$180,148	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$506,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0024	4-01275-0001	4-01263-0044
Address	34-38 81 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	14,255	95,000	124,600
Estimated Gross Income	\$165,358	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$465,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0046	4-01275-0001	4-01263-0044
Address	34-47 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	16,800	95,000	124,600
Estimated Gross Income	\$194,880	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$548,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0051	4-01275-0001	4-01263-0044
Address	34-37 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	14,255	95,000	124,600
Estimated Gross Income	\$165,358	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$465,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0055	4-01275-0001	4-01263-0044
Address	34-29 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	16,380	95,000	124,600
Estimated Gross Income	\$190,008	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$534,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0060	4-01275-0001	4-01263-0044
Address	34-21 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	16,380	95,000	124,600
Estimated Gross Income	\$190,008	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$534,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01267-0064	4-01275-0001	4-01263-0044
Address	34-13 80 STREET	75-08 35 AVENUE	34-35 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	96	122
Year Built	1922	1950	1949
Gross SqFt	15,105	95,000	124,600
Estimated Gross Income	\$175,218	\$1,020,127	\$1,648,764
Gross Income per SqFt	\$11.60	\$10.74	\$13.23
Full Market Value	\$492,000	\$2,640,000	\$5,130,000
Market Value per SqFt	\$32.60	\$28.00	\$41.20
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01268-0013	4-01455-0055	4-01511-0032
Address	34-24 82 STREET	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	59	107
Year Built	1937	1928	1938
Gross SqFt	97,260	46,662	104,646
Estimated Gross Income	\$1,123,353	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.55	\$14.21	\$12.02
Full Market Value	\$3,160,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.50	\$44.00	\$33.70
Distance from Cooperative in miles		0.65	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0001	4-01455-0055	4-01511-0032
Address	35-05 72 STREET	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	59	107
Year Built	1936	1928	1938
Gross SqFt	53,502	46,662	104,646
Estimated Gross Income	\$620,623	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.60	\$14.21	\$12.02
Full Market Value	\$1,740,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.50	\$44.00	\$33.70
Distance from Cooperative in miles		1.10	0.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0012	4-02103-0001	4-15543-0046
Address	35-20 73 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	96	240	37
Year Built	1937	1938	1925
Gross SqFt	99,552	255,400	37,260
Estimated Gross Income	\$1,149,825	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$3,230,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.40	\$35.00	\$54.00
Distance from Cooperative in miles		2.40	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01272-0040	4-02103-0001	4-15543-0046
Address	72-15 37 AVENUE	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	54	240	37
Year Built	1937	1938	1925
Gross SqFt	58,020	255,400	37,260
Estimated Gross Income	\$670,131	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$1,880,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.40	\$35.00	\$54.00
Distance from Cooperative in miles		2.40	12.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01274-0020	4-01304-0021	4-01274-0001
Address	35-38 75 STREET	40-19 72 STREET	74-10 35 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	210	50	217
Year Built	1951	1965	1954
Gross SqFt	172,362	30,618	147,000
Estimated Gross Income	\$2,352,741	\$718,143	\$2,684,757
Gross Income per SqFt	\$13.65	\$23.45	\$18.26
Full Market Value	\$7,320,000	\$2,970,000	\$10,000,000
Market Value per SqFt	\$42.50	\$97.00	\$68.00
Distance from Cooperative in miles		0.30	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01275-0020	4-01455-0055	4-09694-0052
Address	35-36 76 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	59	78
Year Built	1940	1928	1927
Gross SqFt	108,000	46,662	50,070
Estimated Gross Income	\$1,247,400	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$3,510,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.50	\$44.00	\$51.00
Distance from Cooperative in miles		0.95	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01275-0045	4-01455-0055	4-09694-0052
Address	35-35 75 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	59	78
Year Built	1941	1928	1927
Gross SqFt	104,500	46,662	50,070
Estimated Gross Income	\$1,206,975	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$3,390,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.40	\$44.00	\$51.00
Distance from Cooperative in miles		0.95	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0001	4-01455-0055	4-09694-0052
Address	76-12 35 AVENUE	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	59	78
Year Built	1940	1928	1927
Gross SqFt	77,688	46,662	50,070
Estimated Gross Income	\$897,296	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$2,520,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.40	\$44.00	\$51.00
Distance from Cooperative in miles		0.90	5.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0015	4-01286-0027	4-01290-0061
Address	35-20 77 STREET	37-17 75 STREET	37-27 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	27	23
Year Built	1921	1923	1927
Gross SqFt	15,006	17,080	32,200
Estimated Gross Income	\$165,066	\$228,587	\$341,672
Gross Income per SqFt	\$11.00	\$13.38	\$10.61
Full Market Value	\$428,000	\$712,000	\$886,000
Market Value per SqFt	\$28.50	\$42.00	\$27.50
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0019	4-01286-0027	4-01290-0061
Address	35-28 77 STREET	37-17 75 STREET	37-27 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	27	23
Year Built	1921	1923	1927
Gross SqFt	13,289	17,080	32,200
Estimated Gross Income	\$146,179	\$228,587	\$341,672
Gross Income per SqFt	\$11.00	\$13.38	\$10.61
Full Market Value	\$379,000	\$712,000	\$886,000
Market Value per SqFt	\$28.50	\$42.00	\$27.50
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0022	4-01286-0027	4-01290-0061
Address	35-34 77 STREET	37-17 75 STREET	37-27 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	27	23
Year Built	1921	1923	1927
Gross SqFt	15,806	17,080	32,200
Estimated Gross Income	\$173,866	\$228,587	\$341,672
Gross Income per SqFt	\$11.00	\$13.38	\$10.61
Full Market Value	\$451,000	\$712,000	\$886,000
Market Value per SqFt	\$28.50	\$42.00	\$27.50
Distance from Cooperative in miles		0.15	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01276-0050	4-01286-0027	4-01290-0061
Address	35-55 76 STREET	37-17 75 STREET	37-27 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	27	23
Year Built	1921	1923	1927
Gross SqFt	13,371	17,080	32,200
Estimated Gross Income	\$147,081	\$228,587	\$341,672
Gross Income per SqFt	\$11.00	\$13.38	\$10.61
Full Market Value	\$381,000	\$712,000	\$886,000
Market Value per SqFt	\$28.50	\$42.00	\$27.50
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0001	4-01455-0055	4-01511-0032
Address	77-02 35 AVENUE	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	59	107
Year Built	1937	1928	1938
Gross SqFt	101,856	46,662	104,646
Estimated Gross Income	\$1,176,436	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.55	\$14.21	\$12.02
Full Market Value	\$3,310,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.50	\$44.00	\$33.70
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0012	4-01455-0055	4-01511-0032
Address	35-24 78 STREET	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	59	107
Year Built	1938	1928	1938
Gross SqFt	112,295	46,662	104,646
Estimated Gross Income	\$1,302,622	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.60	\$14.21	\$12.02
Full Market Value	\$3,660,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.60	\$44.00	\$33.70
Distance from Cooperative in miles		0.85	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0050	4-01455-0055	4-09694-0052
Address	35-53 77 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	59	78
Year Built	1937	1928	1927
Gross SqFt	65,628	46,662	50,070
Estimated Gross Income	\$758,003	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$2,130,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.50	\$44.00	\$51.00
Distance from Cooperative in miles		0.85	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01277-0058	4-01455-0055	4-01511-0032
Address	35-25 77 STREET	94-06 34 ROAD	89-05 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	59	107
Year Built	1937	1928	1938
Gross SqFt	115,600	46,662	104,646
Estimated Gross Income	\$1,340,960	\$663,037	\$1,257,630
Gross Income per SqFt	\$11.60	\$14.21	\$12.02
Full Market Value	\$3,770,000	\$2,060,000	\$3,530,000
Market Value per SqFt	\$32.60	\$44.00	\$33.70
Distance from Cooperative in miles		0.85	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0014	4-01282-0191	4-01282-0193
Address	35-16 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	18,730	10,208	10,208
Estimated Gross Income	\$254,728	\$142,912	\$165,369
Gross Income per SqFt	\$13.60	\$14.00	\$16.20
Full Market Value	\$793,000	\$445,000	\$559,000
Market Value per SqFt	\$42.30	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0018	4-01282-0191	4-01282-0193
Address	35-26 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,535	10,208	10,208
Estimated Gross Income	\$252,076	\$142,912	\$165,369
Gross Income per SqFt	\$13.60	\$14.00	\$16.20
Full Market Value	\$785,000	\$445,000	\$559,000
Market Value per SqFt	\$42.40	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0023	4-01282-0191	4-01282-0193
Address	35-36 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,595	10,208	10,208
Estimated Gross Income	\$252,892	\$142,912	\$165,369
Gross Income per SqFt	\$13.60	\$14.00	\$16.20
Full Market Value	\$787,000	\$445,000	\$559,000
Market Value per SqFt	\$42.30	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0027	4-01282-0191	4-01282-0193
Address	35-46 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,535	10,208	10,208
Estimated Gross Income	\$240,955	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$750,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0032	4-01282-0191	4-01282-0193
Address	35-56 79 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1920	1926	1926
Gross SqFt	18,280	10,208	10,208
Estimated Gross Income	\$249,522	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$777,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0050	4-01282-0191	4-01282-0193
Address	35-55 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,500	10,208	10,208
Estimated Gross Income	\$225,225	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$701,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0054	4-01282-0191	4-01282-0193
Address	35-45 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$224,201	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$698,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0058	4-01282-0191	4-01282-0193
Address	35-37 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$665,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0062	4-01282-0191	4-01282-0193
Address	35-31 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$213,525	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$665,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0066	4-01282-0191	4-01282-0193
Address	35-25 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$224,201	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$698,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01278-0070	4-01282-0191	4-01282-0193
Address	35-15 78 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1920	1926	1926
Gross SqFt	16,425	10,208	10,208
Estimated Gross Income	\$224,201	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$698,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0012	4-01282-0191	4-01282-0193
Address	35-16 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$176,740	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$550,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0015	4-01282-0191	4-01282-0193
Address	35-22 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$176,740	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$550,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0018	4-01282-0191	4-01282-0193
Address	35-28 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$176,740	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$550,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0021	4-01282-0191	4-01282-0193
Address	35-36 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,948	10,208	10,208
Estimated Gross Income	\$176,740	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$550,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0024	4-01282-0191	4-01282-0193
Address	35-42 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,748	10,208	10,208
Estimated Gross Income	\$178,724	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$556,000	\$445,000	\$559,000
Market Value per SqFt	\$40.40	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0027	4-01282-0191	4-01282-0193
Address	35-48 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	14,548	10,208	10,208
Estimated Gross Income	\$198,580	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$618,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0030	4-01282-0191	4-01282-0193
Address	35-54 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,748	10,208	10,208
Estimated Gross Income	\$187,660	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$584,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0046	4-01455-0055	4-09694-0052
Address	35-45 79 STREET	94-06 34 ROAD	148-25 88 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	59	78
Year Built	1939	1928	1927
Gross SqFt	81,000	46,662	50,070
Estimated Gross Income	\$935,550	\$663,037	\$751,727
Gross Income per SqFt	\$11.55	\$14.21	\$15.01
Full Market Value	\$2,630,000	\$2,060,000	\$2,540,000
Market Value per SqFt	\$32.50	\$44.00	\$51.00
Distance from Cooperative in miles		0.75	5.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01279-0058	4-16083-0037	4-00490-0101
Address	35-21 79 STREET	71 BEACH 70 STREET	4 1 STREET
Neighborhood	JACKSON HEIGHTS	ARVERNE	ASTORIA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	82	174	1,104
Year Built	1948	1964	1950
Gross SqFt	70,000	155,000	1,116,500
Estimated Gross Income	\$815,500	\$4,750,000	\$15,184,400
Gross Income per SqFt	\$11.65	\$30.60	\$13.60
Full Market Value	\$2,290,000	\$10,100,000	\$47,300,000
Market Value per SqFt	\$32.70	\$65.00	\$42.40
Distance from Cooperative in miles		11.90	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0048	4-01282-0191	4-01282-0193
Address	35-55 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,470	10,208	10,208
Estimated Gross Income	\$183,865	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$572,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0051	4-01282-0191	4-01282-0193
Address	35-47 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,420	10,208	10,208
Estimated Gross Income	\$174,460	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$543,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0054	4-01282-0191	4-01282-0193
Address	35-41 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1917	1926	1926
Gross SqFt	13,420	10,208	10,208
Estimated Gross Income	\$183,183	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$570,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0057	4-01282-0191	4-01282-0193
Address	35-33 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$172,263	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$536,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0060	4-01282-0191	4-01282-0193
Address	35-27 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$172,263	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$536,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0063	4-01282-0191	4-01282-0193
Address	35-21 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$172,263	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$536,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01280-0066	4-01282-0191	4-01282-0193
Address	35-15 80 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1917	1926	1926
Gross SqFt	12,620	10,208	10,208
Estimated Gross Income	\$164,060	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$511,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0013	4-01282-0191	4-01282-0193
Address	35-16 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1917	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$768,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0017	4-01282-0191	4-01282-0193
Address	35-20 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1917	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$246,805	\$142,912	\$165,369
Gross Income per SqFt	\$13.00	\$14.00	\$16.20
Full Market Value	\$768,000	\$445,000	\$559,000
Market Value per SqFt	\$40.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0018	4-01282-0191	4-01282-0193
Address	35-26 82 STREET	37-14 72 STREET	37-18 72 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	1916	1926	1926
Gross SqFt	18,985	10,208	10,208
Estimated Gross Income	\$259,145	\$142,912	\$165,369
Gross Income per SqFt	\$13.65	\$14.00	\$16.20
Full Market Value	\$807,000	\$445,000	\$559,000
Market Value per SqFt	\$42.50	\$44.00	\$55.00
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0024	4-01286-0027	4-01290-0061
Address	35-30 82 STREET	37-17 75 STREET	37-27 79 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	27	23
Year Built	1916	1923	1927
Gross SqFt	18,985	17,080	32,200
Estimated Gross Income	\$208,835	\$228,587	\$341,672
Gross Income per SqFt	\$11.00	\$13.38	\$10.61
Full Market Value	\$541,000	\$712,000	\$886,000
Market Value per SqFt	\$28.50	\$42.00	\$27.50
Distance from Cooperative in miles		0.35	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0025	4-02103-0001	4-15543-0046
Address	35-40 82 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	64	240	37
Year Built	1936	1938	1925
Gross SqFt	68,406	255,400	37,260
Estimated Gross Income	\$790,089	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$2,220,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.50	\$35.00	\$54.00
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0033	4-02103-0001	4-15543-0046
Address	35-50 82 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	34	240	37
Year Built	1937	1938	1925
Gross SqFt	32,886	255,400	37,260
Estimated Gross Income	\$379,833	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$1,070,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.50	\$35.00	\$54.00
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0054	4-02103-0001	4-15543-0046
Address	35-35 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	59	240	37
Year Built	1937	1938	1925
Gross SqFt	59,628	255,400	37,260
Estimated Gross Income	\$688,703	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$1,940,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.50	\$35.00	\$54.00
Distance from Cooperative in miles		2.10	12.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01281-0065	4-02103-0001	4-15543-0046
Address	35-21 81 STREET	98-09 65 ROAD	12-13 NEILSON STREET
Neighborhood	JACKSON HEIGHTS	REGO PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	65	240	37
Year Built	1930	1938	1925
Gross SqFt	79,164	255,400	37,260
Estimated Gross Income	\$914,344	\$3,192,500	\$600,013
Gross Income per SqFt	\$11.55	\$12.50	\$16.10
Full Market Value	\$2,570,000	\$8,970,000	\$2,030,000
Market Value per SqFt	\$32.50	\$35.00	\$54.00
Distance from Cooperative in miles		2.10	12.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01282-0175	4-00580-0030	4-00189-0014
Address	70-35 BROADWAY	32-02 29 STREET	43-23 40 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	135	63	74
Year Built	1927	1931	1930
Gross SqFt	110,000	48,000	52,000
Estimated Gross Income	\$1,270,500	\$794,502	\$922,148
Gross Income per SqFt	\$11.55	\$16.55	\$17.73
Full Market Value	\$3,570,000	\$2,690,000	\$3,450,000
Market Value per SqFt	\$32.50	\$56.00	\$66.00
Distance from Cooperative in miles		2.00	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01284-0015	4-01304-0021	4-01274-0001
Address	37-31 73 STREET	40-19 72 STREET	74-10 35 AVENUE
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	159	50	217
Year Built	1962	1965	1954
Gross SqFt	160,573	30,618	147,000
Estimated Gross Income	\$2,408,595	\$718,143	\$2,684,757
Gross Income per SqFt	\$15.00	\$23.45	\$18.26
Full Market Value	\$8,140,000	\$2,970,000	\$10,000,000
Market Value per SqFt	\$51.00	\$97.00	\$68.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01290-0013	4-02102-0001	4-02117-0001
Address	37-16 80 STREET	64-33 98 STREET	99-19 66 AVENUE
Neighborhood	JACKSON HEIGHTS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	44	302	312
Year Built	1921	1938	1939
Gross SqFt	56,840	312,876	338,016
Estimated Gross Income	\$775,866	\$4,380,264	\$4,049,211
Gross Income per SqFt	\$13.65	\$14.00	\$11.98
Full Market Value	\$2,420,000	\$13,600,000	\$11,400,000
Market Value per SqFt	\$42.60	\$44.00	\$33.70
Distance from Cooperative in miles		2.00	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0012	4-00580-0030	4-00189-0014
Address	37-20 81 STREET	32-02 29 STREET	43-23 40 STREET
Neighborhood	JACKSON HEIGHTS	ASTORIA	SUNNYSIDE
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	83	63	74
Year Built	1925	1931	1930
Gross SqFt	67,468	48,000	52,000
Estimated Gross Income	\$779,255	\$794,502	\$922,148
Gross Income per SqFt	\$11.55	\$16.55	\$17.73
Full Market Value	\$2,190,000	\$2,690,000	\$3,450,000
Market Value per SqFt	\$32.50	\$56.00	\$66.00
Distance from Cooperative in miles		2.45	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0053	4-01291-0049	4-01291-0056
Address	37-51 80 STREET	37-57 80 STREET	37-43 80 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	27	27
Year Built	1922	1922	1922
Gross SqFt	20,750	20,750	20,750
Estimated Gross Income	\$311,250	\$333,996	\$339,473
Gross Income per SqFt	\$15.00	\$16.10	\$16.36
Full Market Value	\$1,050,000	\$1,130,000	\$1,150,000
Market Value per SqFt	\$51.00	\$54.00	\$55.00
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01291-0064	4-01312-0010	4-01292-0069
Address	37-21 80 STREET	72-10 41 AVENUE	37-15 81 STREET
Neighborhood	JACKSON HEIGHTS	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	143	59
Year Built	1928	1955	1925
Gross SqFt	83,000	128,535	49,862
Estimated Gross Income	\$1,079,000	\$1,745,606	\$787,238
Gross Income per SqFt	\$13.00	\$13.58	\$15.79
Full Market Value	\$3,360,000	\$5,440,000	\$2,660,000
Market Value per SqFt	\$40.50	\$42.00	\$53.00
Distance from Cooperative in miles		0.50	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01304-0049	4-01299-0024	4-01299-0010
Address	40-12 73 STREET	40-07 67 STREET	40-35 67 STREET
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	43	35	40
Year Built	1926	1921	1925
Gross SqFt	26,600	22,410	28,250
Estimated Gross Income	\$363,090	\$402,695	\$444,660
Gross Income per SqFt	\$13.65	\$17.97	\$15.74
Full Market Value	\$1,130,000	\$1,510,000	\$1,500,000
Market Value per SqFt	\$42.50	\$67.00	\$53.00
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01312-0043	4-01301-0010	4-01307-0023
Address	41-42 73 STREET	40-33 69 STREET	67-14 41 AVENUE
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	83	104	90
Year Built	1965	1964	1964
Gross SqFt	76,278	76,230	71,700
Estimated Gross Income	\$1,121,286	\$1,286,418	\$1,119,665
Gross Income per SqFt	\$14.70	\$16.88	\$15.62
Full Market Value	\$3,790,000	\$4,810,000	\$3,790,000
Market Value per SqFt	\$49.70	\$63.00	\$53.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01314-0011	4-01314-0003	4-01301-0010
Address	41-31 51 STREET	41-41 51 STREET	40-33 69 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	112	104
Year Built	1964	1955	1964
Gross SqFt	67,416	90,650	76,230
Estimated Gross Income	\$778,654	\$1,075,421	\$1,286,418
Gross Income per SqFt	\$11.55	\$11.86	\$16.88
Full Market Value	\$2,190,000	\$3,020,000	\$4,810,000
Market Value per SqFt	\$32.50	\$33.00	\$63.00
Distance from Cooperative in miles		0.00	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01334-0022	4-01280-0001	4-01294-0029
Address	59-11 QUEENS BOULEVARD	80-08 35 AVENUE	61-17 WOODSIDE AVENUE
Neighborhood	WOODSIDE	JACKSON HEIGHTS	WOODSIDE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	89	90	88
Year Built	1931	1950	1932
Gross SqFt	85,804	73,800	64,000
Estimated Gross Income	\$991,036	\$1,263,023	\$953,865
Gross Income per SqFt	\$11.55	\$17.11	\$14.90
Full Market Value	\$2,780,000	\$4,720,000	\$3,230,000
Market Value per SqFt	\$32.40	\$64.00	\$50.00
Distance from Cooperative in miles		1.20	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01340-0001	4-01336-0052	4-01339-0028
Address	63-11 QUEENS BOULEVARD	40-14 62 STREET	43-06 63 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	160	56	56
Year Built	1963	1963	1973
Gross SqFt	136,944	42,924	41,860
Estimated Gross Income	\$1,725,494	\$682,230	\$838,557
Gross Income per SqFt	\$12.60	\$15.89	\$20.03
Full Market Value	\$4,850,000	\$2,310,000	\$3,140,000
Market Value per SqFt	\$35.40	\$54.00	\$75.00
Distance from Cooperative in miles		0.10	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01418-0001	4-01475-0001	4-01432-0034
Address	32-20 89 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	396	88	49
Year Built	1952	1954	1954
Gross SqFt	399,204	100,000	50,900
Estimated Gross Income	\$4,610,806	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$13,000,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.60	\$34.00	\$30.30
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01420-0001	4-01475-0001	4-01432-0034
Address	32-23 90 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	396	88	49
Year Built	1953	1954	1954
Gross SqFt	399,204	100,000	50,900
Estimated Gross Income	\$4,610,806	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$13,000,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.60	\$34.00	\$30.30
Distance from Cooperative in miles		0.55	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01422-0019	4-01475-0001	4-01432-0034
Address	32-30 93 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	88	49
Year Built	1933	1954	1954
Gross SqFt	41,316	100,000	50,900
Estimated Gross Income	\$477,199	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$1,340,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.40	\$34.00	\$30.30
Distance from Cooperative in miles		0.60	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01430-0043	4-01432-0034	4-01475-0001
Address	33-33 82 STREET	33-52 85 STREET	87-10 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	49	88
Year Built	1952	1954	1954
Gross SqFt	71,562	50,900	100,000
Estimated Gross Income	\$826,541	\$592,868	\$1,217,908
Gross Income per SqFt	\$11.55	\$11.65	\$12.18
Full Market Value	\$2,320,000	\$1,540,000	\$3,420,000
Market Value per SqFt	\$32.40	\$30.00	\$34.20
Distance from Cooperative in miles		0.10	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01434-0029	4-01432-0034	4-01448-0032
Address	86-11 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	49	84
Year Built	1951	1954	1951
Gross SqFt	73,800	50,900	79,012
Estimated Gross Income	\$852,390	\$592,868	\$916,724
Gross Income per SqFt	\$11.55	\$11.65	\$11.60
Full Market Value	\$2,400,000	\$1,540,000	\$2,580,000
Market Value per SqFt	\$32.50	\$30.00	\$32.70
Distance from Cooperative in miles		0.10	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01435-0029	4-01432-0034	4-01448-0032
Address	87-09 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	49	84
Year Built	1951	1954	1951
Gross SqFt	51,630	50,900	79,012
Estimated Gross Income	\$596,326	\$592,868	\$916,724
Gross Income per SqFt	\$11.55	\$11.65	\$11.60
Full Market Value	\$1,680,000	\$1,540,000	\$2,580,000
Market Value per SqFt	\$32.50	\$30.00	\$32.70
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01436-0032	4-01432-0034	4-01448-0032
Address	88-11 34 AVENUE	33-52 85 STREET	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	49	84
Year Built	1950	1954	1951
Gross SqFt	73,800	50,900	79,012
Estimated Gross Income	\$852,390	\$592,868	\$916,724
Gross Income per SqFt	\$11.55	\$11.65	\$11.60
Full Market Value	\$2,400,000	\$1,540,000	\$2,580,000
Market Value per SqFt	\$32.50	\$30.00	\$32.70
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01439-0001	4-01475-0001	4-01432-0034
Address	33-49 91 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	360	88	49
Year Built	1958	1954	1954
Gross SqFt	395,850	100,000	50,900
Estimated Gross Income	\$4,572,067	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$12,800,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.30	\$34.00	\$30.30
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01440-0001	4-01475-0001	4-01432-0034
Address	33-11 92 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	360	88	49
Year Built	1958	1954	1954
Gross SqFt	395,940	100,000	50,900
Estimated Gross Income	\$4,573,107	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$12,900,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.60	\$34.00	\$30.30
Distance from Cooperative in miles		0.50	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01442-0001	4-01475-0001	4-01432-0034
Address	33-04 94 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	88	49
Year Built	1959	1954	1954
Gross SqFt	246,480	100,000	50,900
Estimated Gross Income	\$2,846,844	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$8,000,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.50	\$34.00	\$30.30
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0001	4-01456-0046	4-01456-0029
Address	82-06 34 AVENUE	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1928	1938	1937
Gross SqFt	39,162	46,854	46,854
Estimated Gross Income	\$509,106	\$647,048	\$649,384
Gross Income per SqFt	\$13.00	\$13.81	\$13.86
Full Market Value	\$1,580,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$40.30	\$43.00	\$43.10
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01443-0006	4-01456-0046	4-01456-0029
Address	82-16 34 AVENUE	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1930	1938	1937
Gross SqFt	39,162	46,854	46,854
Estimated Gross Income	\$509,106	\$647,048	\$649,384
Gross Income per SqFt	\$13.00	\$13.81	\$13.86
Full Market Value	\$1,580,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$40.30	\$43.00	\$43.10
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01446-0001	4-01468-0001	4-01280-0038
Address	85-10 34 AVENUE	94-02 35 AVENUE	80-01 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	144	100
Year Built	1927	1934	1928
Gross SqFt	104,478	111,648	98,492
Estimated Gross Income	\$1,206,720	\$1,584,723	\$1,937,405
Gross Income per SqFt	\$11.55	\$14.19	\$19.67
Full Market Value	\$3,390,000	\$4,930,000	\$7,240,000
Market Value per SqFt	\$32.40	\$44.00	\$74.00
Distance from Cooperative in miles		0.45	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01446-0045	4-01475-0001	4-01432-0034
Address	34-41 85 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	145	88	49
Year Built	1946	1954	1954
Gross SqFt	170,500	100,000	50,900
Estimated Gross Income	\$1,969,275	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$5,530,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.40	\$34.00	\$30.30
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01447-0001	4-01475-0001	4-01432-0034
Address	86-10 34 AVENUE	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	88	49
Year Built	1937	1954	1954
Gross SqFt	104,476	100,000	50,900
Estimated Gross Income	\$1,206,697	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$3,390,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.40	\$34.00	\$30.30
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01448-0001	4-01475-0001	4-01448-0032
Address	87-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1950	1954	1951
Gross SqFt	73,800	100,000	79,012
Estimated Gross Income	\$852,390	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,400,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01449-0001	4-01475-0001	4-01448-0032
Address	88-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1950	1954	1951
Gross SqFt	73,800	100,000	79,012
Estimated Gross Income	\$852,390	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,400,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01449-0032	4-01475-0001	4-01448-0032
Address	88-01 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	88	84
Year Built	1953	1954	1951
Gross SqFt	73,900	100,000	79,012
Estimated Gross Income	\$853,545	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,400,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01450-0032	4-01456-0046	4-01456-0029
Address	34-58 90 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	47	48
Year Built	1928	1938	1937
Gross SqFt	53,394	46,854	46,854
Estimated Gross Income	\$616,700	\$647,048	\$649,384
Gross Income per SqFt	\$11.55	\$13.81	\$13.86
Full Market Value	\$1,730,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$32.40	\$43.00	\$43.10
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01450-0039	4-01456-0046	4-01456-0029
Address	34-59 89 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	47	48
Year Built	1928	1938	1937
Gross SqFt	53,394	46,854	46,854
Estimated Gross Income	\$616,700	\$647,048	\$649,384
Gross Income per SqFt	\$11.55	\$13.81	\$13.86
Full Market Value	\$1,730,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$32.40	\$43.00	\$43.10
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01451-0001	4-01475-0001	4-01448-0032
Address	90-10 34 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	88	84
Year Built	1958	1954	1951
Gross SqFt	89,340	100,000	79,012
Estimated Gross Income	\$1,031,877	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,900,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01451-0032	4-01475-0001	4-01448-0032
Address	90-11 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	88	84
Year Built	1956	1954	1951
Gross SqFt	89,340	100,000	79,012
Estimated Gross Income	\$1,031,877	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,900,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01453-0034	4-01456-0029	4-01456-0046
Address	92-11 35 AVENUE	35-54 83 STREET	35-53 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	48	47
Year Built	1940	1937	1938
Gross SqFt	98,400	46,854	46,854
Estimated Gross Income	\$1,136,520	\$649,384	\$647,048
Gross Income per SqFt	\$11.55	\$13.86	\$13.81
Full Market Value	\$3,190,000	\$2,020,000	\$2,010,000
Market Value per SqFt	\$32.40	\$43.00	\$42.90
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01454-0001	4-01475-0001	4-01448-0032
Address	34-10 94 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	88	84
Year Built	1955	1954	1951
Gross SqFt	121,770	100,000	79,012
Estimated Gross Income	\$1,406,443	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$3,950,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.40	\$34.00	\$32.70
Distance from Cooperative in miles		0.40	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01455-0030	4-01475-0001	4-01448-0032
Address	94-11 34 ROAD	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	88	84
Year Built	1959	1954	1951
Gross SqFt	72,324	100,000	79,012
Estimated Gross Income	\$835,342	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,350,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01456-0052	4-01300-0040	4-01431-0035
Address	35-45 82 STREET	40-20 69 STREET	83-11 34 AVENUE
Neighborhood	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	16
Year Built	1920	1927	1928
Gross SqFt	19,685	17,662	13,179
Estimated Gross Income	\$267,716	\$292,234	\$221,528
Gross Income per SqFt	\$13.60	\$16.55	\$16.81
Full Market Value	\$833,000	\$988,000	\$828,000
Market Value per SqFt	\$42.30	\$56.00	\$63.00
Distance from Cooperative in miles		0.75	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01456-0056	4-01300-0040	4-01431-0035
Address	35-35 82 STREET	40-20 69 STREET	83-11 34 AVENUE
Neighborhood	JACKSON HEIGHTS	WOODSIDE	JACKSON HEIGHTS
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	30	16
Year Built	1920	1927	1928
Gross SqFt	19,685	17,662	13,179
Estimated Gross Income	\$267,716	\$292,234	\$221,528
Gross Income per SqFt	\$13.60	\$16.55	\$16.81
Full Market Value	\$833,000	\$988,000	\$828,000
Market Value per SqFt	\$42.30	\$56.00	\$63.00
Distance from Cooperative in miles		0.75	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0001	4-01451-0047	4-01512-0026
Address	83-12 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	162	84
Year Built	1937	1927	1938
Gross SqFt	85,002	95,904	99,383
Estimated Gross Income	\$1,020,024	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$12.00	\$16.11	\$10.75
Full Market Value	\$2,870,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$33.80	\$54.00	\$27.90
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0006	4-01451-0047	4-01512-0026
Address	83-10 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	162	84
Year Built	1937	1927	1938
Gross SqFt	85,002	95,904	99,383
Estimated Gross Income	\$1,020,024	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$12.00	\$16.11	\$10.75
Full Market Value	\$2,870,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$33.80	\$54.00	\$27.90
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0018	4-01451-0047	4-01512-0026
Address	35-34 84 STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	162	84
Year Built	1930	1927	1938
Gross SqFt	78,378	95,904	99,383
Estimated Gross Income	\$940,536	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$12.00	\$16.11	\$10.75
Full Market Value	\$2,640,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$33.70	\$54.00	\$27.90
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01457-0048	4-01743-0047	4-01532-0016
Address	35-49 83 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	20	16
Year Built	1948	1926	1933
Gross SqFt	17,000	15,752	14,952
Estimated Gross Income	\$231,200	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$720,000	\$652,000	\$732,000
Market Value per SqFt	\$42.40	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0001	4-01451-0047	4-01512-0026
Address	84-02 35 AVENUE	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	162	84
Year Built	1937	1927	1938
Gross SqFt	109,476	95,904	99,383
Estimated Gross Income	\$1,264,447	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$11.55	\$16.11	\$10.75
Full Market Value	\$3,550,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$32.40	\$54.00	\$27.90
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0012	4-01451-0047	4-01512-0026
Address	35-16 85 STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	162	84
Year Built	1940	1927	1938
Gross SqFt	123,000	95,904	99,383
Estimated Gross Income	\$1,420,650	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$11.55	\$16.11	\$10.75
Full Market Value	\$3,990,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$32.40	\$54.00	\$27.90
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01458-0020	4-01475-0001	4-01448-0032
Address	35-50 85 STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	88	84
Year Built	1955	1954	1951
Gross SqFt	89,424	100,000	79,012
Estimated Gross Income	\$1,032,847	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,900,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.40	\$34.00	\$32.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01459-0001	4-01475-0001	4-01432-0034
Address	35-11 86 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	348	88	49
Year Built	1953	1954	1954
Gross SqFt	306,990	100,000	50,900
Estimated Gross Income	\$3,545,734	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$9,960,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.40	\$34.00	\$30.30
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01461-0006	4-01456-0046	4-01456-0029
Address	35-06 88 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	47	48
Year Built	1938	1938	1937
Gross SqFt	53,268	46,854	46,854
Estimated Gross Income	\$692,484	\$647,048	\$649,384
Gross Income per SqFt	\$13.00	\$13.81	\$13.86
Full Market Value	\$2,160,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$40.50	\$43.00	\$43.10
Distance from Cooperative in miles		0.25	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01462-0001	4-01475-0001	4-01448-0032
Address	88-02 35 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	88	84
Year Built	1953	1954	1951
Gross SqFt	81,900	100,000	79,012
Estimated Gross Income	\$945,945	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.55	\$12.18	\$11.60
Full Market Value	\$2,660,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01463-0001	4-01475-0001	4-01432-0034
Address	89-10 35 AVENUE	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	88	49
Year Built	1931	1954	1954
Gross SqFt	79,022	100,000	50,900
Estimated Gross Income	\$912,704	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$2,560,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.40	\$34.00	\$30.30
Distance from Cooperative in miles		0.15	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01470-0012	4-01456-0046	4-01456-0029
Address	37-16 83 STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	47	48
Year Built	1928	1938	1937
Gross SqFt	59,678	46,854	46,854
Estimated Gross Income	\$775,814	\$647,048	\$649,384
Gross Income per SqFt	\$13.00	\$13.81	\$13.86
Full Market Value	\$2,420,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$40.60	\$43.00	\$43.10
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01470-0024	4-01475-0001	4-01432-0034
Address	37-30 83 STREET	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	88	49
Year Built	1955	1954	1954
Gross SqFt	83,814	100,000	50,900
Estimated Gross Income	\$968,051	\$1,217,908	\$592,868
Gross Income per SqFt	\$11.55	\$12.18	\$11.65
Full Market Value	\$2,720,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$32.50	\$34.00	\$30.30
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0011	4-01743-0047	4-01532-0016
Address	37-12 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$195,195	\$209,276	\$216,520
Gross Income per SqFt	\$13.65	\$13.29	\$14.48
Full Market Value	\$608,000	\$652,000	\$732,000
Market Value per SqFt	\$42.50	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0015	4-01743-0047	4-01532-0016
Address	37-22 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$234,464	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$730,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0020	4-01743-0047	4-01532-0016
Address	37-34 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	18,900	15,752	14,952
Estimated Gross Income	\$257,040	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$800,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0028	4-01743-0047	4-01532-0016
Address	37-46 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$234,464	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$730,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0034	4-01743-0047	4-01532-0016
Address	37-56 85 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$194,480	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$605,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0047	4-01743-0047	4-01532-0016
Address	37-55 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,300	15,752	14,952
Estimated Gross Income	\$194,480	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$605,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0051	4-01743-0047	4-01532-0016
Address	37-45 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$234,464	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$730,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0060	4-01734-0032	4-01532-0016
Address	37-33 84 STREET	34-35 100 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	24	16
Year Built	1921	1928	1933
Gross SqFt	18,910	15,000	14,952
Estimated Gross Income	\$257,176	\$267,974	\$216,520
Gross Income per SqFt	\$13.60	\$17.86	\$14.48
Full Market Value	\$801,000	\$1,000,000	\$732,000
Market Value per SqFt	\$42.40	\$67.00	\$49.00
Distance from Cooperative in miles		0.85	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0065	4-01743-0047	4-01532-0016
Address	37-23 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	16
Year Built	1921	1926	1933
Gross SqFt	17,240	15,752	14,952
Estimated Gross Income	\$234,464	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$730,000	\$652,000	\$732,000
Market Value per SqFt	\$42.30	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01472-0068	4-01743-0047	4-01532-0016
Address	37-11 84 STREET	35-15 102 STREET	45-26 80 STREET
Neighborhood	JACKSON HEIGHTS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1921	1926	1933
Gross SqFt	14,305	15,752	14,952
Estimated Gross Income	\$194,548	\$209,276	\$216,520
Gross Income per SqFt	\$13.60	\$13.29	\$14.48
Full Market Value	\$606,000	\$652,000	\$732,000
Market Value per SqFt	\$42.40	\$41.00	\$49.00
Distance from Cooperative in miles		0.95	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0012	4-01448-0032	4-01475-0001
Address	37-20 87 STREET	87-07 35 AVENUE	87-10 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	84	88
Year Built	1951	1951	1954
Gross SqFt	168,600	79,012	100,000
Estimated Gross Income	\$1,955,760	\$916,724	\$1,217,908
Gross Income per SqFt	\$11.60	\$11.60	\$12.18
Full Market Value	\$5,500,000	\$2,580,000	\$3,420,000
Market Value per SqFt	\$32.60	\$33.00	\$34.20
Distance from Cooperative in miles		0.30	0.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0047	4-01448-0032	4-01475-0001
Address	37-51 86 STREET	87-07 35 AVENUE	87-10 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	84	88
Year Built	1955	1951	1954
Gross SqFt	69,654	79,012	100,000
Estimated Gross Income	\$807,986	\$916,724	\$1,217,908
Gross Income per SqFt	\$11.60	\$11.60	\$12.18
Full Market Value	\$2,270,000	\$2,580,000	\$3,420,000
Market Value per SqFt	\$32.60	\$33.00	\$34.20
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01474-0058	4-01448-0032	4-01475-0001
Address	37-27 86 STREET	87-07 35 AVENUE	87-10 37 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	84	88
Year Built	1951	1951	1954
Gross SqFt	115,602	79,012	100,000
Estimated Gross Income	\$1,340,983	\$916,724	\$1,217,908
Gross Income per SqFt	\$11.60	\$11.60	\$12.18
Full Market Value	\$3,770,000	\$2,580,000	\$3,420,000
Market Value per SqFt	\$32.60	\$33.00	\$34.20
Distance from Cooperative in miles		0.30	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01488-0042	4-01518-0050	4-01518-0060
Address	40-37 77 STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	55	60	60
Year Built	1941	1940	1940
Gross SqFt	57,272	60,000	60,000
Estimated Gross Income	\$664,355	\$713,309	\$741,897
Gross Income per SqFt	\$11.60	\$11.89	\$12.36
Full Market Value	\$1,870,000	\$2,000,000	\$2,080,000
Market Value per SqFt	\$32.70	\$33.00	\$34.70
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01497-0023	4-01432-0034	4-01475-0001
Address	41-50 78 STREET	33-52 85 STREET	87-10 37 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	49	88
Year Built	1951	1954	1954
Gross SqFt	148,956	50,900	100,000
Estimated Gross Income	\$1,727,889	\$592,868	\$1,217,908
Gross Income per SqFt	\$11.60	\$11.65	\$12.18
Full Market Value	\$4,860,000	\$1,540,000	\$3,420,000
Market Value per SqFt	\$32.60	\$30.00	\$34.20
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-0001	4-01518-0050	4-01518-0060
Address	40-05 ITHACA STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	60
Year Built	1941	1940	1940
Gross SqFt	60,000	60,000	60,000
Estimated Gross Income	\$696,000	\$713,309	\$741,897
Gross Income per SqFt	\$11.60	\$11.89	\$12.36
Full Market Value	\$1,960,000	\$2,000,000	\$2,080,000
Market Value per SqFt	\$32.70	\$33.00	\$34.70
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01505-0012	4-01518-0050	4-01518-0060
Address	40-18 HAMPTON STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	60	60
Year Built	1940	1940	1940
Gross SqFt	54,545	60,000	60,000
Estimated Gross Income	\$632,722	\$713,309	\$741,897
Gross Income per SqFt	\$11.60	\$11.89	\$12.36
Full Market Value	\$1,780,000	\$2,000,000	\$2,080,000
Market Value per SqFt	\$32.60	\$33.00	\$34.70
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01506-0047	4-01518-0050	4-01518-0060
Address	40-66 ITHACA STREET	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1940	1940	1940
Gross SqFt	66,000	60,000	60,000
Estimated Gross Income	\$765,600	\$713,309	\$741,897
Gross Income per SqFt	\$11.60	\$11.89	\$12.36
Full Market Value	\$2,150,000	\$2,000,000	\$2,080,000
Market Value per SqFt	\$32.60	\$33.00	\$34.70
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01506-0062	4-01475-0001	4-01448-0032
Address	41-67 JUDGE STREET	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	88	84
Year Built	1963	1954	1951
Gross SqFt	100,332	100,000	79,012
Estimated Gross Income	\$1,163,851	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.60	\$12.18	\$11.60
Full Market Value	\$3,270,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.60	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01507-0005	4-01492-0032	4-01459-0040
Address	81-14 BAXTER AVENUE	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	51	53	66
Year Built	1963	1963	1957
Gross SqFt	32,947	33,600	48,300
Estimated Gross Income	\$382,185	\$525,820	\$733,472
Gross Income per SqFt	\$11.60	\$15.65	\$15.19
Full Market Value	\$1,070,000	\$1,780,000	\$2,480,000
Market Value per SqFt	\$32.50	\$53.00	\$51.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01508-0011	4-01451-0047	4-01512-0026
Address	42-22 KETCHAM STREET	34-19 90 STREET	88-35 ELMHURST AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	162	84
Year Built	1926	1927	1938
Gross SqFt	99,876	95,904	99,383
Estimated Gross Income	\$1,158,561	\$1,544,803	\$1,068,035
Gross Income per SqFt	\$11.60	\$16.11	\$10.75
Full Market Value	\$3,260,000	\$5,220,000	\$2,770,000
Market Value per SqFt	\$32.60	\$54.00	\$27.90
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-0006	4-01468-0001	4-01280-0038
Address	42-02 LAYTON STREET	94-02 35 AVENUE	80-01 37 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	89	144	100
Year Built	1926	1934	1928
Gross SqFt	77,358	111,648	98,492
Estimated Gross Income	\$897,352	\$1,584,723	\$1,937,405
Gross Income per SqFt	\$11.60	\$14.19	\$19.67
Full Market Value	\$2,520,000	\$4,930,000	\$7,240,000
Market Value per SqFt	\$32.60	\$44.00	\$74.00
Distance from Cooperative in miles		0.80	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01509-0052	4-01456-0046	4-01456-0029
Address	42-52 LAYTON STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1939	1938	1937
Gross SqFt	43,122	46,854	46,854
Estimated Gross Income	\$500,215	\$647,048	\$649,384
Gross Income per SqFt	\$11.60	\$13.81	\$13.86
Full Market Value	\$1,410,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$32.70	\$43.00	\$43.10
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01513-0028	4-01581-0001	4-02115-0001
Address	88-11 ELMHURST AVENUE	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	82	194	133
Year Built	1937	1956	1946
Gross SqFt	92,244	179,494	142,260
Estimated Gross Income	\$1,070,030	\$2,484,959	\$1,582,677
Gross Income per SqFt	\$11.60	\$13.84	\$11.13
Full Market Value	\$3,010,000	\$7,740,000	\$4,100,000
Market Value per SqFt	\$32.60	\$43.00	\$28.80
Distance from Cooperative in miles		0.40	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01517-0033	4-01581-0001	4-02115-0001
Address	83-45 VIETOR AVENUE	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	153	194	133
Year Built	1961	1956	1946
Gross SqFt	116,400	179,494	142,260
Estimated Gross Income	\$1,350,240	\$2,484,959	\$1,582,677
Gross Income per SqFt	\$11.60	\$13.84	\$11.13
Full Market Value	\$3,790,000	\$7,740,000	\$4,100,000
Market Value per SqFt	\$32.60	\$43.00	\$28.80
Distance from Cooperative in miles		0.25	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01517-0059	4-01432-0034	4-01459-0040
Address	83-25 VIETOR AVENUE	33-52 85 STREET	35-65 85 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	78	49	66
Year Built	1963	1954	1957
Gross SqFt	58,500	50,900	48,300
Estimated Gross Income	\$678,600	\$592,868	\$733,472
Gross Income per SqFt	\$11.60	\$11.65	\$15.19
Full Market Value	\$1,910,000	\$1,540,000	\$2,480,000
Market Value per SqFt	\$32.60	\$30.00	\$51.00
Distance from Cooperative in miles		0.80	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0009	4-01489-0018	4-01581-0001
Address	83-30 VIETOR AVENUE	40-40 79 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	202	192	194
Year Built	1963	1956	1956
Gross SqFt	156,660	176,480	179,494
Estimated Gross Income	\$1,817,256	\$2,481,844	\$2,484,959
Gross Income per SqFt	\$11.60	\$14.06	\$13.84
Full Market Value	\$5,110,000	\$7,730,000	\$7,740,000
Market Value per SqFt	\$32.60	\$44.00	\$43.10
Distance from Cooperative in miles		0.40	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0023	4-01459-0040	4-01432-0034
Address	83-60 VIETOR AVENUE	35-65 85 STREET	33-52 85 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	99	66	49
Year Built	1956	1957	1954
Gross SqFt	71,000	48,300	50,900
Estimated Gross Income	\$823,600	\$733,472	\$592,868
Gross Income per SqFt	\$11.60	\$15.19	\$11.65
Full Market Value	\$2,310,000	\$2,480,000	\$1,540,000
Market Value per SqFt	\$32.50	\$51.00	\$30.30
Distance from Cooperative in miles		0.55	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01518-0040	4-01456-0046	4-01456-0029
Address	42-42 JUDGE STREET	35-53 82 STREET	35-54 83 STREET
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	47	48
Year Built	1938	1938	1937
Gross SqFt	45,498	46,854	46,854
Estimated Gross Income	\$527,776	\$647,048	\$649,384
Gross Income per SqFt	\$11.60	\$13.81	\$13.86
Full Market Value	\$1,480,000	\$2,010,000	\$2,020,000
Market Value per SqFt	\$32.50	\$43.00	\$43.10
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01520-0005	4-01566-0001	4-01567-0040
Address	74-02 43 AVENUE	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	74	98
Year Built	1962	1959	1962
Gross SqFt	72,369	69,000	82,700
Estimated Gross Income	\$839,480	\$888,105	\$1,078,841
Gross Income per SqFt	\$11.60	\$12.87	\$13.05
Full Market Value	\$2,360,000	\$2,770,000	\$3,360,000
Market Value per SqFt	\$32.60	\$40.00	\$40.60
Distance from Cooperative in miles		0.85	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01526-0016	4-01566-0001	4-01567-0040
Address	42-26 81 STREET	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	74	98
Year Built	1962	1959	1962
Gross SqFt	74,052	69,000	82,700
Estimated Gross Income	\$859,003	\$888,105	\$1,078,841
Gross Income per SqFt	\$11.60	\$12.87	\$13.05
Full Market Value	\$2,410,000	\$2,770,000	\$3,360,000
Market Value per SqFt	\$32.50	\$40.00	\$40.60
Distance from Cooperative in miles		0.60	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01527-0001	4-01842-0071	4-01842-0031
Address	81-11 45 AVENUE	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	163	150	109
Year Built	1961	1963	1962
Gross SqFt	121,080	127,140	107,010
Estimated Gross Income	\$1,404,528	\$2,089,873	\$1,424,320
Gross Income per SqFt	\$11.60	\$16.44	\$13.31
Full Market Value	\$3,950,000	\$7,070,000	\$4,440,000
Market Value per SqFt	\$32.60	\$56.00	\$41.50
Distance from Cooperative in miles		0.55	0.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01531-0021	4-01492-0032	4-01459-0040
Address	78-06 46 AVENUE	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	56	53	66
Year Built	1966	1963	1957
Gross SqFt	35,700	33,600	48,300
Estimated Gross Income	\$414,120	\$525,820	\$733,472
Gross Income per SqFt	\$11.60	\$15.65	\$15.19
Full Market Value	\$1,160,000	\$1,780,000	\$2,480,000
Market Value per SqFt	\$32.50	\$53.00	\$51.00
Distance from Cooperative in miles		0.50	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01545-0033	4-01842-0071	4-01842-0031
Address	83-37 ST JAMES AVENUE	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	122	150	109
Year Built	1957	1963	1962
Gross SqFt	115,861	127,140	107,010
Estimated Gross Income	\$1,343,987	\$2,089,873	\$1,424,320
Gross Income per SqFt	\$11.60	\$16.44	\$13.31
Full Market Value	\$3,780,000	\$7,070,000	\$4,440,000
Market Value per SqFt	\$32.60	\$56.00	\$41.50
Distance from Cooperative in miles		0.30	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01547-0001	4-01566-0001	4-01567-0040
Address	84-19 51 AVENUE	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	74	98
Year Built	1953	1959	1962
Gross SqFt	87,780	69,000	82,700
Estimated Gross Income	\$1,018,248	\$888,105	\$1,078,841
Gross Income per SqFt	\$11.60	\$12.87	\$13.05
Full Market Value	\$2,860,000	\$2,770,000	\$3,360,000
Market Value per SqFt	\$32.60	\$40.00	\$40.60
Distance from Cooperative in miles		0.55	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01547-0016	4-01566-0001	4-01567-0040
Address	85-14 BROADWAY	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	74	98
Year Built	1952	1959	1962
Gross SqFt	79,710	69,000	82,700
Estimated Gross Income	\$924,636	\$888,105	\$1,078,841
Gross Income per SqFt	\$11.60	\$12.87	\$13.05
Full Market Value	\$2,600,000	\$2,770,000	\$3,360,000
Market Value per SqFt	\$32.60	\$40.00	\$40.60
Distance from Cooperative in miles		0.55	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01548-0006	4-01566-0001	4-01564-0034
Address	84-20 51 AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	74	90
Year Built	1961	1959	1961
Gross SqFt	52,230	69,000	68,500
Estimated Gross Income	\$605,868	\$888,105	\$766,558
Gross Income per SqFt	\$11.60	\$12.87	\$11.19
Full Market Value	\$1,700,000	\$2,770,000	\$1,990,000
Market Value per SqFt	\$32.50	\$40.00	\$29.10
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01551-0026	4-01512-0026	4-01451-0047
Address	92-05 WHITNEY AVENUE	88-35 ELMHURST AVENUE	34-19 90 STREET
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	95	84	162
Year Built	1939	1938	1927
Gross SqFt	123,228	99,383	95,904
Estimated Gross Income	\$1,429,444	\$1,068,035	\$1,544,803
Gross Income per SqFt	\$11.60	\$10.75	\$16.11
Full Market Value	\$4,020,000	\$2,770,000	\$5,220,000
Market Value per SqFt	\$32.60	\$28.00	\$54.00
Distance from Cooperative in miles		0.15	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01555-0001	4-02115-0001	4-01581-0001
Address	88-12 ELMHURST AVENUE	65-09 99 STREET	83-45 BROADWAY
Neighborhood	ELMHURST	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	90	133	194
Year Built	1941	1946	1956
Gross SqFt	88,426	142,260	179,494
Estimated Gross Income	\$1,025,741	\$1,582,677	\$2,484,959
Gross Income per SqFt	\$11.60	\$11.13	\$13.84
Full Market Value	\$2,880,000	\$4,100,000	\$7,740,000
Market Value per SqFt	\$32.60	\$29.00	\$43.10
Distance from Cooperative in miles		1.60	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01560-0001	4-01581-0001	4-02115-0001
Address	44-05 MACNISH STREET	83-45 BROADWAY	65-09 99 STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	169	194	133
Year Built	1951	1956	1946
Gross SqFt	144,932	179,494	142,260
Estimated Gross Income	\$1,681,211	\$2,484,959	\$1,582,677
Gross Income per SqFt	\$11.60	\$13.84	\$11.13
Full Market Value	\$4,720,000	\$7,740,000	\$4,100,000
Market Value per SqFt	\$32.60	\$43.00	\$28.80
Distance from Cooperative in miles		0.15	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01560-0006	4-01566-0001	4-01567-0040
Address	44-10 KETCHAM STREET	42-07 WHITNEY AVENUE	92-01 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	74	98
Year Built	1940	1959	1962
Gross SqFt	71,196	69,000	82,700
Estimated Gross Income	\$825,873	\$888,105	\$1,078,841
Gross Income per SqFt	\$11.60	\$12.87	\$13.05
Full Market Value	\$2,320,000	\$2,770,000	\$3,360,000
Market Value per SqFt	\$32.60	\$40.00	\$40.60
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01561-0012	4-01842-0071	4-01842-0031
Address	44-10 MACNISH STREET	86-35 QUEENS BOULEVARD	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	126	150	109
Year Built	1950	1963	1962
Gross SqFt	97,032	127,140	107,010
Estimated Gross Income	\$1,125,571	\$2,089,873	\$1,424,320
Gross Income per SqFt	\$11.60	\$16.44	\$13.31
Full Market Value	\$3,160,000	\$7,070,000	\$4,440,000
Market Value per SqFt	\$32.60	\$56.00	\$41.50
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01564-0004	4-01518-0050	4-01518-0060
Address	92-16 WHITNEY AVENUE	85-05 ELMHURST AVENUE	84-49 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	60	60
Year Built	1941	1940	1940
Gross SqFt	69,654	60,000	60,000
Estimated Gross Income	\$807,986	\$713,309	\$741,897
Gross Income per SqFt	\$11.60	\$11.89	\$12.36
Full Market Value	\$2,270,000	\$2,000,000	\$2,080,000
Market Value per SqFt	\$32.60	\$33.00	\$34.70
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01566-0039	4-01566-0001	4-01564-0034
Address	92-29 LAMONT AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	74	90
Year Built	1963	1959	1961
Gross SqFt	61,500	69,000	68,500
Estimated Gross Income	\$713,400	\$888,105	\$766,558
Gross Income per SqFt	\$11.60	\$12.87	\$11.19
Full Market Value	\$2,000,000	\$2,770,000	\$1,990,000
Market Value per SqFt	\$32.50	\$40.00	\$29.10
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01569-0037	4-01566-0001	4-01564-0034
Address	91-15 LAMONT AVENUE	42-07 WHITNEY AVENUE	93-35 LAMONT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	74	90
Year Built	1962	1959	1961
Gross SqFt	61,896	69,000	68,500
Estimated Gross Income	\$717,993	\$888,105	\$766,558
Gross Income per SqFt	\$11.60	\$12.87	\$11.19
Full Market Value	\$2,020,000	\$2,770,000	\$1,990,000
Market Value per SqFt	\$32.60	\$40.00	\$29.10
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01580-0037	4-01516-0049	4-01518-0044
Address	86-25 DONGAN AVENUE	42-29 JUDGE STREET	42-54 JUDGE STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	31	41	41
Year Built	1937	1941	1939
Gross SqFt	24,444	32,070	32,550
Estimated Gross Income	\$283,550	\$446,736	\$549,284
Gross Income per SqFt	\$11.60	\$13.93	\$16.88
Full Market Value	\$797,000	\$1,390,000	\$2,050,000
Market Value per SqFt	\$32.60	\$43.00	\$63.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01580-0041	4-01516-0049	4-01518-0044
Address	86-15 DONGAN AVENUE	42-29 JUDGE STREET	42-54 JUDGE STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	41	41
Year Built	1950	1941	1939
Gross SqFt	24,990	32,070	32,550
Estimated Gross Income	\$289,884	\$446,736	\$549,284
Gross Income per SqFt	\$11.60	\$13.93	\$16.88
Full Market Value	\$815,000	\$1,390,000	\$2,050,000
Market Value per SqFt	\$32.60	\$43.00	\$63.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01679-0001	4-01492-0032	4-01459-0040
Address	108-05 ASTORIA BOULEVARD	81-31 BAXTER AVENUE	35-65 85 STREET
Neighborhood	EAST ELMHURST	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	42	53	66
Year Built	1965	1963	1957
Gross SqFt	39,267	33,600	48,300
Estimated Gross Income	\$512,434	\$525,820	\$733,472
Gross Income per SqFt	\$13.05	\$15.65	\$15.19
Full Market Value	\$1,600,000	\$1,780,000	\$2,480,000
Market Value per SqFt	\$40.70	\$53.00	\$51.00
Distance from Cooperative in miles		1.60	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01727-0008	4-01475-0001	4-01432-0034
Address	112-50 NORTHERN BOULEVARD	87-10 37 AVENUE	33-52 85 STREET
Neighborhood	CORONA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	301	88	49
Year Built	1953	1954	1954
Gross SqFt	290,000	100,000	50,900
Estimated Gross Income	\$3,683,000	\$1,217,908	\$592,868
Gross Income per SqFt	\$12.70	\$12.18	\$11.65
Full Market Value	\$11,500,000	\$3,420,000	\$1,540,000
Market Value per SqFt	\$39.70	\$34.00	\$30.30
Distance from Cooperative in miles		1.30	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0012	4-01301-0010	4-01307-0023
Address	87-10 51 AVENUE	40-33 69 STREET	67-14 41 AVENUE
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	152	104	90
Year Built	1962	1964	1964
Gross SqFt	141,954	76,230	71,700
Estimated Gross Income	\$1,845,402	\$1,286,418	\$1,119,665
Gross Income per SqFt	\$13.00	\$16.88	\$15.62
Full Market Value	\$5,740,000	\$4,810,000	\$3,790,000
Market Value per SqFt	\$40.40	\$63.00	\$53.00
Distance from Cooperative in miles		1.15	1.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01837-0104	4-01301-0010	4-01307-0023
Address	86-15 BROADWAY	40-33 69 STREET	67-14 41 AVENUE
Neighborhood	ELMHURST	WOODSIDE	WOODSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	155	104	90
Year Built	1964	1964	1964
Gross SqFt	192,640	76,230	71,700
Estimated Gross Income	\$2,504,320	\$1,286,418	\$1,119,665
Gross Income per SqFt	\$13.00	\$16.88	\$15.62
Full Market Value	\$7,800,000	\$4,810,000	\$3,790,000
Market Value per SqFt	\$40.50	\$63.00	\$53.00
Distance from Cooperative in miles		1.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01841-0001	4-01475-0001	4-01842-0031
Address	89-20 55 AVENUE	87-10 37 AVENUE	87-22 JUSTICE AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	88	109
Year Built	1957	1954	1962
Gross SqFt	109,796	100,000	107,010
Estimated Gross Income	\$1,284,613	\$1,217,908	\$1,424,320
Gross Income per SqFt	\$11.70	\$12.18	\$13.31
Full Market Value	\$3,610,000	\$3,420,000	\$4,440,000
Market Value per SqFt	\$32.90	\$34.00	\$41.50
Distance from Cooperative in miles		0.95	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01857-0038	4-01475-0001	4-01448-0032
Address	90-59 56 AVENUE	87-10 37 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	109	88	84
Year Built	1962	1954	1951
Gross SqFt	114,642	100,000	79,012
Estimated Gross Income	\$1,329,847	\$1,217,908	\$916,724
Gross Income per SqFt	\$11.60	\$12.18	\$11.60
Full Market Value	\$3,740,000	\$3,420,000	\$2,580,000
Market Value per SqFt	\$32.60	\$34.00	\$32.70
Distance from Cooperative in miles		0.95	1.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0011	4-01958-0026	4-01448-0032
Address	92-30 56 AVENUE	58-35 GRANGER STREET	87-07 35 AVENUE
Neighborhood	ELMHURST	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	102	84
Year Built	1962	1962	1951
Gross SqFt	100,796	86,400	79,012
Estimated Gross Income	\$1,169,233	\$1,162,271	\$916,724
Gross Income per SqFt	\$11.60	\$13.45	\$11.60
Full Market Value	\$3,290,000	\$3,620,000	\$2,580,000
Market Value per SqFt	\$32.60	\$42.00	\$32.70
Distance from Cooperative in miles		0.75	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01872-0045	4-02134-0013	4-01448-0032
Address	92-31 57 AVENUE	102-30 67 AVENUE	87-07 35 AVENUE
Neighborhood	ELMHURST	FOREST HILLS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	123	84
Year Built	1965	1963	1951
Gross SqFt	100,308	135,400	79,012
Estimated Gross Income	\$1,203,696	\$1,904,174	\$916,724
Gross Income per SqFt	\$12.00	\$14.06	\$11.60
Full Market Value	\$3,380,000	\$5,930,000	\$2,580,000
Market Value per SqFt	\$33.70	\$44.00	\$32.70
Distance from Cooperative in miles		1.10	1.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01907-0001	4-02132-0045	4-02134-0013
Address	55-30 98 PLACE	66-25 103 STREET	102-30 67 AVENUE
Neighborhood	CORONA	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	138	148	123
Year Built	1964	1964	1963
Gross SqFt	149,548	169,348	135,400
Estimated Gross Income	\$2,018,898	\$2,472,884	\$1,904,174
Gross Income per SqFt	\$13.50	\$14.60	\$14.06
Full Market Value	\$6,280,000	\$8,360,000	\$5,930,000
Market Value per SqFt	\$42.00	\$49.00	\$43.80
Distance from Cooperative in miles		0.90	0.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01908-0001	4-01475-0001	4-02134-0013
Address	55-25 98 PLACE	87-10 37 AVENUE	102-30 67 AVENUE
Neighborhood	CORONA	JACKSON HEIGHTS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	88	123
Year Built	1965	1954	1963
Gross SqFt	225,240	100,000	135,400
Estimated Gross Income	\$2,894,334	\$1,217,908	\$1,904,174
Gross Income per SqFt	\$12.85	\$12.18	\$14.06
Full Market Value	\$9,010,000	\$3,420,000	\$5,930,000
Market Value per SqFt	\$40.00	\$34.00	\$43.80
Distance from Cooperative in miles		1.20	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01911-0001	4-01845-0010	4-01909-0001
Address	94-11 59 AVENUE	89-50 56 AVENUE	55-15 99 STREET
Neighborhood	ELMHURST	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	185	167	138
Year Built	1964	1963	1961
Gross SqFt	161,130	177,692	156,048
Estimated Gross Income	\$2,086,633	\$2,070,046	\$2,958,457
Gross Income per SqFt	\$12.95	\$11.65	\$18.96
Full Market Value	\$6,500,000	\$5,820,000	\$6,270,000
Market Value per SqFt	\$40.30	\$33.00	\$40.20
Distance from Cooperative in miles		0.35	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01945-0001	4-01958-0026	4-01909-0001
Address	99-04 57 AVENUE	58-35 GRANGER STREET	55-15 99 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	102	138
Year Built	1962	1962	1961
Gross SqFt	156,960	86,400	156,048
Estimated Gross Income	\$2,197,440	\$1,162,271	\$2,958,457
Gross Income per SqFt	\$14.00	\$13.45	\$18.96
Full Market Value	\$6,840,000	\$3,620,000	\$6,270,000
Market Value per SqFt	\$43.60	\$42.00	\$40.20
Distance from Cooperative in miles		0.25	0.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01946-0001	4-01918-0045	4-01909-0001
Address	99-06 58 AVENUE	96-04 57 AVENUE	55-15 99 STREET
Neighborhood	CORONA	CORONA	CORONA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	225	220	138
Year Built	1962	1962	1961
Gross SqFt	235,440	254,600	156,048
Estimated Gross Income	\$3,296,160	\$3,129,924	\$2,958,457
Gross Income per SqFt	\$14.00	\$12.29	\$18.96
Full Market Value	\$10,300,000	\$8,800,000	\$6,270,000
Market Value per SqFt	\$43.70	\$35.00	\$40.20
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01947-0001	4-01845-0010	4-01918-0055
Address	99-25 60 AVENUE	89-50 56 AVENUE	96-08 57 AVENUE
Neighborhood	CORONA	ELMHURST	CORONA
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	136	167	232
Year Built	1961	1963	1962
Gross SqFt	149,804	177,692	237,443
Estimated Gross Income	\$1,797,648	\$2,070,046	\$2,856,496
Gross Income per SqFt	\$12.00	\$11.65	\$12.03
Full Market Value	\$5,050,000	\$5,820,000	\$8,030,000
Market Value per SqFt	\$33.70	\$33.00	\$33.80
Distance from Cooperative in miles		0.85	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01947-0018	4-01475-0001	4-05137-0005
Address	99-25 60 AVENUE	87-10 37 AVENUE	43-23 COLDEN STREET
Neighborhood	CORONA	JACKSON HEIGHTS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	225	88	322
Year Built	1962	1954	1965
Gross SqFt	235,440	100,000	317,305
Estimated Gross Income	\$3,060,720	\$1,217,908	\$5,330,568
Gross Income per SqFt	\$13.00	\$12.18	\$16.80
Full Market Value	\$9,530,000	\$3,420,000	\$18,000,000
Market Value per SqFt	\$40.50	\$34.00	\$57.00
Distance from Cooperative in miles		1.40	2.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01948-0001	4-01566-0001	4-01448-0032
Address	99-10 60 AVENUE	42-07 WHITNEY AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	ELMHURST	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	74	84
Year Built	1961	1959	1951
Gross SqFt	74,300	69,000	79,012
Estimated Gross Income	\$943,610	\$888,105	\$916,724
Gross Income per SqFt	\$12.70	\$12.87	\$11.60
Full Market Value	\$2,940,000	\$2,770,000	\$2,580,000
Market Value per SqFt	\$39.60	\$40.00	\$32.70
Distance from Cooperative in miles		1.10	1.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01949-0090	4-01451-0047	4-01475-0001
Address	59-21 CALLOWAY STREET	34-19 90 STREET	87-10 37 AVENUE
Neighborhood	CORONA	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	162	88
Year Built	1968	1927	1954
Gross SqFt	101,858	95,904	100,000
Estimated Gross Income	\$1,191,738	\$1,544,803	\$1,217,908
Gross Income per SqFt	\$11.70	\$16.11	\$12.18
Full Market Value	\$3,350,000	\$5,220,000	\$3,420,000
Market Value per SqFt	\$32.90	\$54.00	\$34.20
Distance from Cooperative in miles		1.50	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01949-0106	4-01918-0055	4-01448-0032
Address	58-03 CALLOWAY STREET	96-08 57 AVENUE	87-07 35 AVENUE
Neighborhood	CORONA	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	189	232	84
Year Built	1968	1962	1951
Gross SqFt	169,500	237,443	79,012
Estimated Gross Income	\$2,203,500	\$2,856,496	\$916,724
Gross Income per SqFt	\$13.00	\$12.03	\$11.60
Full Market Value	\$6,860,000	\$8,030,000	\$2,580,000
Market Value per SqFt	\$40.50	\$34.00	\$32.70
Distance from Cooperative in miles		0.30	1.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-01964-0001	4-01958-0026	4-01448-0032
Address	59-30 108 STREET	58-35 GRANGER STREET	87-07 35 AVENUE
Neighborhood	CORONA	CORONA	JACKSON HEIGHTS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	102	84
Year Built	1965	1962	1951
Gross SqFt	164,334	86,400	79,012
Estimated Gross Income	\$2,218,509	\$1,162,271	\$916,724
Gross Income per SqFt	\$13.50	\$13.45	\$11.60
Full Market Value	\$6,910,000	\$3,620,000	\$2,580,000
Market Value per SqFt	\$42.00	\$42.00	\$32.70
Distance from Cooperative in miles		0.05	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02082-0107	4-03175-0001	4-02132-0045
Address	61-15 97 STREET	104-20 QUEENS BOULEVARD	66-25 103 STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	446	1,327	148
Year Built	1960	1960	1964
Gross SqFt	395,000	1,741,458	169,348
Estimated Gross Income	\$5,214,000	\$31,096,281	\$2,472,884
Gross Income per SqFt	\$13.20	\$17.86	\$14.60
Full Market Value	\$16,200,000	\$116,000,000	\$8,360,000
Market Value per SqFt	\$41.00	\$67.00	\$49.40
Distance from Cooperative in miles		0.95	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02086-0050	4-03175-0001	4-02086-0040
Address	97-40 62 DRIVE	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	1,098	1,327	419
Year Built	1955	1960	1960
Gross SqFt	1,076,000	1,741,458	503,000
Estimated Gross Income	\$13,450,000	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$12.50	\$17.86	\$6.67
Full Market Value	\$37,800,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$35.10	\$67.00	\$14.14
Distance from Cooperative in miles		0.80	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02089-0041	4-04986-0018	4-02265-0079
Address	97-11 63 DRIVE	147-11 34 AVENUE	75-05 113 STREET
Neighborhood	REGO PARK	FLUSHING-NORTH	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	54	92
Year Built	1959	1959	1951
Gross SqFt	30,672	49,000	60,025
Estimated Gross Income	\$395,668	\$639,972	\$948,527
Gross Income per SqFt	\$12.90	\$13.06	\$15.80
Full Market Value	\$1,230,000	\$1,990,000	\$3,210,000
Market Value per SqFt	\$40.10	\$41.00	\$53.00
Distance from Cooperative in miles		3.30	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02093-0001	4-03175-0001	4-02086-0040
Address	61-15 98 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	630	1,327	419
Year Built	1960	1960	1960
Gross SqFt	580,800	1,741,458	503,000
Estimated Gross Income	\$8,131,200	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$14.00	\$17.86	\$6.67
Full Market Value	\$25,300,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$43.60	\$67.00	\$14.14
Distance from Cooperative in miles		0.90	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02093-0245	4-03175-0001	4-02136-0013
Address	61-25 98 STREET	104-20 QUEENS BOULEVARD	102-20 67 DRIVE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	492	1,327	81
Year Built	1960	1960	1960
Gross SqFt	387,200	1,741,458	70,000
Estimated Gross Income	\$5,420,800	\$31,096,281	\$1,126,684
Gross Income per SqFt	\$14.00	\$17.86	\$16.10
Full Market Value	\$16,900,000	\$116,000,000	\$3,810,000
Market Value per SqFt	\$43.60	\$67.00	\$54.00
Distance from Cooperative in miles		0.90	0.75

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02099-0040	4-02138-0011	4-02139-0026
Address	63-33 98 PLACE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1948	1942	1941
Gross SqFt	162,280	97,200	132,960
Estimated Gross Income	\$2,271,920	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$7,070,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.60	\$68.00	\$69.00
Distance from Cooperative in miles		0.65	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0015	4-02138-0011	4-02139-0026
Address	98-19 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1949	1942	1941
Gross SqFt	117,920	97,200	132,960
Estimated Gross Income	\$1,650,880	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$5,140,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.60	\$68.00	\$69.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0021	4-02138-0011	4-02139-0026
Address	98-33 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$1,986,880	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$6,190,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.60	\$68.00	\$69.00
Distance from Cooperative in miles		0.60	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02100-0029	4-02138-0011	4-02139-0026
Address	98-50 63 DRIVE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	144	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$1,986,880	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$6,190,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.60	\$68.00	\$69.00
Distance from Cooperative in miles		0.60	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0001	4-02138-0011	4-02139-0001
Address	98-09 64 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$1,986,880	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$6,190,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0016	4-02138-0011	4-02139-0001
Address	98-25 64 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1943
Gross SqFt	141,920	97,200	111,672
Estimated Gross Income	\$1,986,880	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$6,190,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		0.55	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02101-0024	4-02138-0011	4-02139-0026
Address	98-40 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	146	105	112
Year Built	1949	1942	1941
Gross SqFt	141,920	97,200	132,960
Estimated Gross Income	\$1,986,880	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$6,190,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.60	\$68.00	\$69.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02111-0001	4-03175-0001	4-02121-0021
Address	99-05 63 DRIVE	104-20 QUEENS BOULEVARD	102-40 62 AVENUE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	558	1,327	129
Year Built	1952	1960	1956
Gross SqFt	470,526	1,741,458	122,000
Estimated Gross Income	\$5,905,101	\$31,096,281	\$1,600,990
Gross Income per SqFt	\$12.55	\$17.86	\$13.12
Full Market Value	\$16,600,000	\$116,000,000	\$4,990,000
Market Value per SqFt	\$35.30	\$67.00	\$40.90
Distance from Cooperative in miles		0.70	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0001	4-02121-0051	4-02139-0026
Address	63-61 99 STREET	102-45 62 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	122	112
Year Built	1947	1956	1941
Gross SqFt	115,800	103,400	132,960
Estimated Gross Income	\$1,621,200	\$1,515,611	\$2,467,803
Gross Income per SqFt	\$14.00	\$14.66	\$18.56
Full Market Value	\$5,050,000	\$5,120,000	\$9,230,000
Market Value per SqFt	\$43.60	\$50.00	\$69.00
Distance from Cooperative in miles		0.25	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0014	4-02138-0011	4-02139-0026
Address	99-31 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1941
Gross SqFt	114,600	97,200	132,960
Estimated Gross Income	\$1,604,400	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$4,990,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.50	\$68.00	\$69.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02112-0030	4-02138-0011	4-02139-0026
Address	99-41 64 AVENUE	103-26 68 ROAD	68-64 YELLOWSTONE BOULEVA
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	105	112
Year Built	1947	1942	1941
Gross SqFt	114,600	97,200	132,960
Estimated Gross Income	\$1,604,400	\$1,757,567	\$2,467,803
Gross Income per SqFt	\$14.00	\$18.08	\$18.56
Full Market Value	\$4,990,000	\$6,570,000	\$9,230,000
Market Value per SqFt	\$43.50	\$68.00	\$69.00
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02113-0001	4-02138-0011	4-02138-0043
Address	64-11 99 STREET	103-26 68 ROAD	104-21 68 DRIVE
Neighborhood	REGO PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	118	105	104
Year Built	1952	1942	1942
Gross SqFt	131,340	97,200	97,200
Estimated Gross Income	\$1,838,760	\$1,757,567	\$1,740,846
Gross Income per SqFt	\$14.00	\$18.08	\$17.91
Full Market Value	\$5,720,000	\$6,570,000	\$6,510,000
Market Value per SqFt	\$43.60	\$68.00	\$67.00
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0001	4-02138-0011	4-02113-0034
Address	64-33 99 STREET	103-26 68 ROAD	99-60 64 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	96	105	132
Year Built	1946	1942	1952
Gross SqFt	114,600	97,200	119,985
Estimated Gross Income	\$1,443,960	\$1,757,567	\$1,583,151
Gross Income per SqFt	\$12.60	\$18.08	\$13.19
Full Market Value	\$4,060,000	\$6,570,000	\$4,450,000
Market Value per SqFt	\$35.40	\$68.00	\$37.10
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02114-0034	4-02138-0011	4-02113-0034
Address	64-34 102 STREET	103-26 68 ROAD	99-60 64 AVENUE
Neighborhood	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	160	105	132
Year Built	1952	1942	1952
Gross SqFt	135,960	97,200	119,985
Estimated Gross Income	\$1,903,440	\$1,757,567	\$1,583,151
Gross Income per SqFt	\$14.00	\$18.08	\$13.19
Full Market Value	\$5,930,000	\$6,570,000	\$4,450,000
Market Value per SqFt	\$43.60	\$68.00	\$37.10
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0043	4-02113-0034	4-02116-0006
Address	99-63 66 AVENUE	99-60 64 AVENUE	99-12 65 ROAD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	132	65
Year Built	1951	1952	1949
Gross SqFt	93,118	119,985	70,500
Estimated Gross Income	\$1,210,534	\$1,583,151	\$737,891
Gross Income per SqFt	\$13.00	\$13.19	\$10.47
Full Market Value	\$3,770,000	\$4,450,000	\$1,910,000
Market Value per SqFt	\$40.50	\$37.00	\$27.10
Distance from Cooperative in miles		0.15	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02116-0065	4-02113-0034	4-02265-0079
Address	99-15 66 AVENUE	99-60 64 AVENUE	75-05 113 STREET
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	132	92
Year Built	1954	1952	1951
Gross SqFt	52,800	119,985	60,025
Estimated Gross Income	\$686,400	\$1,583,151	\$948,527
Gross Income per SqFt	\$13.00	\$13.19	\$15.80
Full Market Value	\$2,140,000	\$4,450,000	\$3,210,000
Market Value per SqFt	\$40.50	\$37.00	\$53.00
Distance from Cooperative in miles		0.15	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02124-0056	4-02121-0051	4-02122-0028
Address	102-21 63 ROAD	102-45 62 ROAD	102-50 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	122	102
Year Built	1955	1956	1956
Gross SqFt	83,420	103,400	99,350
Estimated Gross Income	\$1,134,512	\$1,515,611	\$1,390,954
Gross Income per SqFt	\$13.60	\$14.66	\$14.00
Full Market Value	\$3,530,000	\$5,120,000	\$4,330,000
Market Value per SqFt	\$42.30	\$50.00	\$43.60
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0018	4-02113-0034	4-02116-0006
Address	102-17 64 AVENUE	99-60 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	132	65
Year Built	1949	1952	1949
Gross SqFt	108,000	119,985	70,500
Estimated Gross Income	\$1,468,800	\$1,583,151	\$737,891
Gross Income per SqFt	\$13.60	\$13.19	\$10.47
Full Market Value	\$4,570,000	\$4,450,000	\$1,910,000
Market Value per SqFt	\$42.30	\$37.00	\$27.10
Distance from Cooperative in miles		0.10	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02127-0027	4-02121-0051	4-02122-0028
Address	102-35 64 ROAD	102-45 62 ROAD	102-50 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	122	102
Year Built	1949	1956	1956
Gross SqFt	108,000	103,400	99,350
Estimated Gross Income	\$1,468,800	\$1,515,611	\$1,390,954
Gross Income per SqFt	\$13.60	\$14.66	\$14.00
Full Market Value	\$4,570,000	\$5,120,000	\$4,330,000
Market Value per SqFt	\$42.30	\$50.00	\$43.60
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02129-0014	4-02138-0011	4-02139-0001
Address	102-12 65 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	184	105	112
Year Built	1952	1942	1943
Gross SqFt	151,700	97,200	111,672
Estimated Gross Income	\$2,123,800	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$6,610,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02132-0054	4-02107-0024	4-02265-0079
Address	66-10 YELLOWSTONE BOULEVA	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	62	92
Year Built	1958	1964	1951
Gross SqFt	62,508	55,300	60,025
Estimated Gross Income	\$1,018,880	\$780,819	\$948,527
Gross Income per SqFt	\$16.30	\$14.12	\$15.80
Full Market Value	\$3,440,000	\$2,430,000	\$3,210,000
Market Value per SqFt	\$55.00	\$44.00	\$53.00
Distance from Cooperative in miles		0.55	1.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02133-0016	4-03175-0001	4-02086-0040
Address	102-10 66 ROAD	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	498	1,327	419
Year Built	1964	1960	1960
Gross SqFt	552,840	1,741,458	503,000
Estimated Gross Income	\$7,739,760	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$14.00	\$17.86	\$6.67
Full Market Value	\$24,100,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$43.60	\$67.00	\$14.14
Distance from Cooperative in miles		0.35	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02133-0036	4-02132-0045	4-02104-0001
Address	66-36 YELLOWSTONE BOULEVA	66-25 103 STREET	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	244	148	206
Year Built	1964	1964	1952
Gross SqFt	272,000	169,348	204,340
Estimated Gross Income	\$3,808,000	\$2,472,884	\$2,638,170
Gross Income per SqFt	\$14.00	\$14.60	\$12.91
Full Market Value	\$11,900,000	\$8,360,000	\$8,220,000
Market Value per SqFt	\$43.80	\$49.00	\$40.20
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0032	4-02138-0011	4-02210-0018
Address	67-12 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	135	105	118
Year Built	1951	1942	1941
Gross SqFt	141,728	97,200	133,323
Estimated Gross Income	\$2,019,624	\$1,757,567	\$2,084,878
Gross Income per SqFt	\$14.25	\$18.08	\$15.64
Full Market Value	\$6,830,000	\$6,570,000	\$7,050,000
Market Value per SqFt	\$48.20	\$68.00	\$53.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02134-0050	4-02113-0034	4-02121-0051
Address	102-25 67 ROAD	99-60 64 AVENUE	102-45 62 ROAD
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	132	122
Year Built	1952	1952	1956
Gross SqFt	127,416	119,985	103,400
Estimated Gross Income	\$1,815,678	\$1,583,151	\$1,515,611
Gross Income per SqFt	\$14.25	\$13.19	\$14.66
Full Market Value	\$6,140,000	\$4,450,000	\$5,120,000
Market Value per SqFt	\$48.20	\$37.00	\$49.50
Distance from Cooperative in miles		0.30	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0036	4-02138-0011	4-02121-0051
Address	67-40 YELLOWSTONE BOULEVA	103-26 68 ROAD	102-45 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	112	105	122
Year Built	1951	1942	1956
Gross SqFt	103,226	97,200	103,400
Estimated Gross Income	\$1,507,099	\$1,757,567	\$1,515,611
Gross Income per SqFt	\$14.60	\$18.08	\$14.66
Full Market Value	\$5,100,000	\$6,570,000	\$5,120,000
Market Value per SqFt	\$49.40	\$68.00	\$49.50
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02135-0050	4-02136-0013	4-02265-0079
Address	102-55 67 DRIVE	102-20 67 DRIVE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	81	92
Year Built	1952	1960	1951
Gross SqFt	68,640	70,000	60,025
Estimated Gross Income	\$1,098,240	\$1,126,684	\$948,527
Gross Income per SqFt	\$16.00	\$16.10	\$15.80
Full Market Value	\$3,710,000	\$3,810,000	\$3,210,000
Market Value per SqFt	\$54.00	\$54.00	\$53.00
Distance from Cooperative in miles		0.05	1.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0021	4-02138-0011	4-02265-0079
Address	102-40 67 DRIVE	103-26 68 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	80	105	92
Year Built	1949	1942	1951
Gross SqFt	78,030	97,200	60,025
Estimated Gross Income	\$1,248,480	\$1,757,567	\$948,527
Gross Income per SqFt	\$16.00	\$18.08	\$15.80
Full Market Value	\$4,220,000	\$6,570,000	\$3,210,000
Market Value per SqFt	\$54.00	\$68.00	\$53.00
Distance from Cooperative in miles		0.10	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02136-0051	4-02138-0011	4-02121-0051
Address	103-25 68 AVENUE	103-26 68 ROAD	102-45 62 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	107	105	122
Year Built	1953	1942	1956
Gross SqFt	102,472	97,200	103,400
Estimated Gross Income	\$1,537,080	\$1,757,567	\$1,515,611
Gross Income per SqFt	\$15.00	\$18.08	\$14.66
Full Market Value	\$5,200,000	\$6,570,000	\$5,120,000
Market Value per SqFt	\$51.00	\$68.00	\$49.50
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02137-0013	4-02121-0051	4-02265-0079
Address	103-26 68 AVENUE	102-45 62 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	122	92
Year Built	1949	1956	1951
Gross SqFt	72,223	103,400	60,025
Estimated Gross Income	\$1,011,122	\$1,515,611	\$948,527
Gross Income per SqFt	\$14.00	\$14.66	\$15.80
Full Market Value	\$3,420,000	\$5,120,000	\$3,210,000
Market Value per SqFt	\$47.40	\$50.00	\$53.00
Distance from Cooperative in miles		0.75	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02139-0007	4-02135-0013	4-02137-0046
Address	104-20 68 DRIVE	102-40 67 ROAD	103-19 68 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	135	81
Year Built	1956	1960	1954
Gross SqFt	126,000	137,700	71,000
Estimated Gross Income	\$1,650,600	\$1,848,283	\$1,130,804
Gross Income per SqFt	\$13.10	\$13.42	\$15.93
Full Market Value	\$5,140,000	\$5,760,000	\$3,820,000
Market Value per SqFt	\$40.80	\$42.00	\$54.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02140-0021	4-02139-0026	4-02139-0001
Address	69-10 YELLOWSTONE BOULEVA	68-64 YELLOWSTONE BOULEVA	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	112	112
Year Built	1942	1941	1943
Gross SqFt	191,000	132,960	111,672
Estimated Gross Income	\$2,693,100	\$2,467,803	\$1,285,387
Gross Income per SqFt	\$14.10	\$18.56	\$11.51
Full Market Value	\$8,380,000	\$9,230,000	\$3,610,000
Market Value per SqFt	\$43.90	\$69.00	\$32.30
Distance from Cooperative in miles		0.05	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02141-0001	4-02139-0026	4-02138-0029
Address	69-40 YELLOWSTONE BOULEVA	68-64 YELLOWSTONE BOULEVA	68-38 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	127	112	111
Year Built	1942	1941	1941
Gross SqFt	154,400	132,960	139,960
Estimated Gross Income	\$2,238,800	\$2,467,803	\$2,122,296
Gross Income per SqFt	\$14.50	\$18.56	\$15.16
Full Market Value	\$7,570,000	\$9,230,000	\$7,180,000
Market Value per SqFt	\$49.00	\$69.00	\$51.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02144-0020	4-02137-0046	4-02265-0079
Address	105-55 62 DRIVE	103-19 68 ROAD	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	81	92
Year Built	1956	1954	1951
Gross SqFt	54,996	71,000	60,025
Estimated Gross Income	\$918,433	\$1,130,804	\$948,527
Gross Income per SqFt	\$16.70	\$15.93	\$15.80
Full Market Value	\$3,110,000	\$3,820,000	\$3,210,000
Market Value per SqFt	\$57.00	\$54.00	\$53.00
Distance from Cooperative in miles		0.70	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02148-0001	4-02138-0011	4-02139-0001
Address	63-61 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	288,711	97,200	111,672
Estimated Gross Income	\$4,619,376	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$16.00	\$18.08	\$11.51
Full Market Value	\$15,600,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$54.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.55	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02150-0001	4-02138-0011	4-02139-0001
Address	64-35 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	295	105	112
Year Built	1950	1942	1943
Gross SqFt	273,771	97,200	111,672
Estimated Gross Income	\$4,380,336	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$16.00	\$18.08	\$11.51
Full Market Value	\$14,800,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$54.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.45	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02151-0101	4-02138-0011	4-02139-0001
Address	65-05 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	180	105	112
Year Built	1949	1942	1943
Gross SqFt	156,108	97,200	111,672
Estimated Gross Income	\$2,419,674	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.50	\$18.08	\$11.51
Full Market Value	\$8,180,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$52.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02151-0127	4-02090-0047	4-02146-0028
Address	65-10 108 STREET	97-25 64 AVENUE	63-10 108 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	81	113	76
Year Built	1954	1950	1955
Gross SqFt	85,427	98,000	82,730
Estimated Gross Income	\$1,161,807	\$1,241,660	\$1,066,823
Gross Income per SqFt	\$13.60	\$12.67	\$12.90
Full Market Value	\$3,620,000	\$3,870,000	\$3,320,000
Market Value per SqFt	\$42.40	\$40.00	\$40.10
Distance from Cooperative in miles		0.55	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0101	4-02138-0011	4-02139-0001
Address	105-07 66 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1949	1942	1943
Gross SqFt	109,800	97,200	111,672
Estimated Gross Income	\$1,647,000	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.00	\$18.08	\$11.51
Full Market Value	\$5,570,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.35	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0106	4-02107-0024	4-02265-0079
Address	105-10 65 ROAD	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	62	92
Year Built	1950	1964	1951
Gross SqFt	43,308	55,300	60,025
Estimated Gross Income	\$714,582	\$780,819	\$948,527
Gross Income per SqFt	\$16.50	\$14.12	\$15.80
Full Market Value	\$2,420,000	\$2,430,000	\$3,210,000
Market Value per SqFt	\$56.00	\$44.00	\$53.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02152-0133	4-02107-0024	4-02265-0079
Address	65-30 108 STREET	99-44 62 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	62	92
Year Built	1950	1964	1951
Gross SqFt	77,400	55,300	60,025
Estimated Gross Income	\$1,277,100	\$780,819	\$948,527
Gross Income per SqFt	\$16.50	\$14.12	\$15.80
Full Market Value	\$4,320,000	\$2,430,000	\$3,210,000
Market Value per SqFt	\$56.00	\$44.00	\$53.00
Distance from Cooperative in miles		0.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02153-0001	4-02138-0011	4-02139-0001
Address	105-07 66 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	200	105	112
Year Built	1950	1942	1943
Gross SqFt	183,115	97,200	111,672
Estimated Gross Income	\$2,746,725	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.00	\$18.08	\$11.51
Full Market Value	\$9,290,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02154-0001	4-02238-0019	4-02104-0001
Address	66-38 YELLOWSTONE BOULEVA	72-72 112 STREET	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	246	118	206
Year Built	1950	1939	1952
Gross SqFt	222,030	137,500	204,340
Estimated Gross Income	\$3,330,450	\$2,185,646	\$2,638,170
Gross Income per SqFt	\$15.00	\$15.90	\$12.91
Full Market Value	\$11,300,000	\$7,390,000	\$8,220,000
Market Value per SqFt	\$51.00	\$54.00	\$40.20
Distance from Cooperative in miles		0.80	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02155-0001	4-03155-0027	4-02104-0001
Address	67-07 YELLOWSTONE BOULEVA	98-01 67 AVENUE	98-41 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	276	286	206
Year Built	1950	1959	1952
Gross SqFt	244,368	275,197	204,340
Estimated Gross Income	\$3,665,520	\$4,351,703	\$2,638,170
Gross Income per SqFt	\$15.00	\$15.81	\$12.91
Full Market Value	\$12,400,000	\$14,700,000	\$8,220,000
Market Value per SqFt	\$51.00	\$53.00	\$40.20
Distance from Cooperative in miles		0.55	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02156-0001	4-02138-0011	4-02139-0001
Address	67-35 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1947	1942	1943
Gross SqFt	118,096	97,200	111,672
Estimated Gross Income	\$1,653,344	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$5,150,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02156-0014	4-02104-0001	4-03322-0040
Address	67-38 108 STREET	98-41 QUEENS BOULEVARD	83-57 118 STREET
Neighborhood	FOREST HILLS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	206	186
Year Built	1949	1952	1940
Gross SqFt	213,850	204,340	212,202
Estimated Gross Income	\$2,780,050	\$2,638,170	\$2,754,793
Gross Income per SqFt	\$13.00	\$12.91	\$12.98
Full Market Value	\$8,650,000	\$8,220,000	\$8,580,000
Market Value per SqFt	\$40.40	\$40.00	\$40.40
Distance from Cooperative in miles		0.40	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02157-0001	4-02138-0011	4-02139-0001
Address	67-71 YELLOWSTONE BOULEVA	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1948	1942	1943
Gross SqFt	115,566	97,200	111,672
Estimated Gross Income	\$1,733,490	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.00	\$18.08	\$11.51
Full Market Value	\$5,860,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02157-0015	4-02104-0001	4-03322-0040
Address	67-66 108 STREET	98-41 QUEENS BOULEVARD	83-57 118 STREET
Neighborhood	FOREST HILLS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	206	186
Year Built	1949	1952	1940
Gross SqFt	234,958	204,340	212,202
Estimated Gross Income	\$2,960,470	\$2,638,170	\$2,754,793
Gross Income per SqFt	\$12.60	\$12.91	\$12.98
Full Market Value	\$8,320,000	\$8,220,000	\$8,580,000
Market Value per SqFt	\$35.40	\$40.00	\$40.40
Distance from Cooperative in miles		0.45	1.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02158-0028	4-02234-0031	4-02265-0079
Address	68-10 108 STREET	110-56 71 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	49	92
Year Built	1931	1940	1951
Gross SqFt	74,532	49,664	60,025
Estimated Gross Income	\$1,088,167	\$748,590	\$948,527
Gross Income per SqFt	\$14.60	\$15.07	\$15.80
Full Market Value	\$3,680,000	\$2,530,000	\$3,210,000
Market Value per SqFt	\$49.40	\$51.00	\$53.00
Distance from Cooperative in miles		0.45	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02162-0122	4-03175-0001	4-02086-0040
Address	61-20 COLONIAL AVENUE	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	424	1,327	419
Year Built	1965	1960	1960
Gross SqFt	428,836	1,741,458	503,000
Estimated Gross Income	\$5,574,868	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$13.00	\$17.86	\$6.67
Full Market Value	\$17,400,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$40.60	\$67.00	\$14.14
Distance from Cooperative in miles		1.00	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0001	4-02236-0012	4-02146-0028
Address	62-59 108 STREET	110-16 72 AVENUE	63-10 108 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	114	108	76
Year Built	1959	1951	1955
Gross SqFt	98,130	104,644	82,730
Estimated Gross Income	\$1,259,989	\$1,653,132	\$1,066,823
Gross Income per SqFt	\$12.84	\$15.80	\$12.90
Full Market Value	\$3,920,000	\$5,590,000	\$3,320,000
Market Value per SqFt	\$39.90	\$53.00	\$40.10
Distance from Cooperative in miles		1.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0016	4-02090-0047	4-02116-0006
Address	108-50 62 DRIVE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	98,000	70,500
Estimated Gross Income	\$1,349,756	\$1,241,660	\$737,891
Gross Income per SqFt	\$13.55	\$12.67	\$10.47
Full Market Value	\$4,200,000	\$3,870,000	\$1,910,000
Market Value per SqFt	\$42.20	\$40.00	\$27.10
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02166-0039	4-02090-0047	4-02116-0006
Address	108-49 63 AVENUE	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	100	113	65
Year Built	1963	1950	1949
Gross SqFt	99,613	98,000	70,500
Estimated Gross Income	\$1,354,736	\$1,241,660	\$737,891
Gross Income per SqFt	\$13.60	\$12.67	\$10.47
Full Market Value	\$4,220,000	\$3,870,000	\$1,910,000
Market Value per SqFt	\$42.40	\$40.00	\$27.10
Distance from Cooperative in miles		0.65	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02167-0001	4-02090-0047	4-02116-0006
Address	63-09 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	113	65
Year Built	1956	1950	1949
Gross SqFt	98,085	98,000	70,500
Estimated Gross Income	\$1,275,105	\$1,241,660	\$737,891
Gross Income per SqFt	\$13.00	\$12.67	\$10.47
Full Market Value	\$3,970,000	\$3,870,000	\$1,910,000
Market Value per SqFt	\$40.50	\$40.00	\$27.10
Distance from Cooperative in miles		0.65	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02172-0001	4-02090-0047	4-02116-0006
Address	65-11 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	113	65
Year Built	1949	1950	1949
Gross SqFt	90,816	98,000	70,500
Estimated Gross Income	\$1,180,608	\$1,241,660	\$737,891
Gross Income per SqFt	\$13.00	\$12.67	\$10.47
Full Market Value	\$3,680,000	\$3,870,000	\$1,910,000
Market Value per SqFt	\$40.50	\$40.00	\$27.10
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02173-0001	4-02090-0047	4-02116-0006
Address	65-35 108 STREET	97-25 64 AVENUE	99-12 65 ROAD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	84	113	65
Year Built	1950	1950	1949
Gross SqFt	78,000	98,000	70,500
Estimated Gross Income	\$1,014,000	\$1,241,660	\$737,891
Gross Income per SqFt	\$13.00	\$12.67	\$10.47
Full Market Value	\$3,160,000	\$3,870,000	\$1,910,000
Market Value per SqFt	\$40.50	\$40.00	\$27.10
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02184-0011	4-01743-0047	4-01532-0016
Address	110-12 64 AVENUE	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	54	20	16
Year Built	1950	1926	1933
Gross SqFt	43,824	15,752	14,952
Estimated Gross Income	\$631,065	\$209,276	\$216,520
Gross Income per SqFt	\$14.40	\$13.29	\$14.48
Full Market Value	\$2,130,000	\$652,000	\$732,000
Market Value per SqFt	\$48.60	\$41.00	\$49.00
Distance from Cooperative in miles		1.75	2.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0002	4-02185-0011	4-01532-0016
Address	111-05 66 AVENUE	110-12 64 ROAD	45-26 80 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	ELMHURST
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	138	28	16
Year Built	1949	1950	1933
Gross SqFt	105,201	26,306	14,952
Estimated Gross Income	\$1,467,553	\$443,731	\$216,520
Gross Income per SqFt	\$13.95	\$16.87	\$14.48
Full Market Value	\$4,570,000	\$1,660,000	\$732,000
Market Value per SqFt	\$43.40	\$63.00	\$49.00
Distance from Cooperative in miles		0.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0038	4-02185-0011	4-01532-0016
Address	111-33 66 AVENUE	110-12 64 ROAD	45-26 80 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	ELMHURST
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	87	28	16
Year Built	1949	1950	1933
Gross SqFt	62,043	26,306	14,952
Estimated Gross Income	\$865,499	\$443,731	\$216,520
Gross Income per SqFt	\$13.95	\$16.87	\$14.48
Full Market Value	\$2,690,000	\$1,660,000	\$732,000
Market Value per SqFt	\$43.40	\$63.00	\$49.00
Distance from Cooperative in miles		0.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0075	4-01743-0047	4-01532-0016
Address	111-22 66 AVENUE	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	20	16
Year Built	1949	1926	1933
Gross SqFt	70,107	15,752	14,952
Estimated Gross Income	\$977,992	\$209,276	\$216,520
Gross Income per SqFt	\$13.95	\$13.29	\$14.48
Full Market Value	\$3,040,000	\$652,000	\$732,000
Market Value per SqFt	\$43.40	\$41.00	\$49.00
Distance from Cooperative in miles		1.95	2.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02186-0088	4-01743-0047	4-01532-0016
Address	111-01 66 ROAD	35-15 102 STREET	45-26 80 STREET
Neighborhood	FOREST HILLS	CORONA	ELMHURST
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	45	20	16
Year Built	1949	1926	1933
Gross SqFt	33,831	15,752	14,952
Estimated Gross Income	\$471,942	\$209,276	\$216,520
Gross Income per SqFt	\$13.95	\$13.29	\$14.48
Full Market Value	\$1,470,000	\$652,000	\$732,000
Market Value per SqFt	\$43.50	\$41.00	\$49.00
Distance from Cooperative in miles		1.95	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02211-0001	4-02138-0011	4-02210-0018
Address	68-61 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	131	105	118
Year Built	1949	1942	1941
Gross SqFt	147,136	97,200	133,323
Estimated Gross Income	\$2,280,608	\$1,757,567	\$2,084,878
Gross Income per SqFt	\$15.50	\$18.08	\$15.64
Full Market Value	\$7,710,000	\$6,570,000	\$7,050,000
Market Value per SqFt	\$52.00	\$68.00	\$53.00
Distance from Cooperative in miles		0.10	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0001	4-02138-0011	4-02210-0001
Address	69-11 YELLOWSTONE BOULEVA	103-26 68 ROAD	68-37 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	99	105	108
Year Built	1939	1942	1940
Gross SqFt	110,184	97,200	139,052
Estimated Gross Income	\$1,674,796	\$1,757,567	\$1,943,371
Gross Income per SqFt	\$15.20	\$18.08	\$13.98
Full Market Value	\$5,660,000	\$6,570,000	\$6,050,000
Market Value per SqFt	\$51.00	\$68.00	\$43.50
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02212-0014	4-02138-0011	4-02210-0018
Address	69-10 108 STREET	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	141	105	118
Year Built	1953	1942	1941
Gross SqFt	185,650	97,200	133,323
Estimated Gross Income	\$2,840,445	\$1,757,567	\$2,084,878
Gross Income per SqFt	\$15.30	\$18.08	\$15.64
Full Market Value	\$9,600,000	\$6,570,000	\$7,050,000
Market Value per SqFt	\$52.00	\$68.00	\$53.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02214-0001	4-02138-0011	4-02210-0018
Address	106-15 QUEENS BOULEVARD	103-26 68 ROAD	68-36 YELLOWSTONE BOULEVA
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	128	105	118
Year Built	1946	1942	1941
Gross SqFt	152,000	97,200	133,323
Estimated Gross Income	\$2,310,400	\$1,757,567	\$2,084,878
Gross Income per SqFt	\$15.20	\$18.08	\$15.64
Full Market Value	\$7,810,000	\$6,570,000	\$7,050,000
Market Value per SqFt	\$51.00	\$68.00	\$53.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02214-0019	4-02138-0011	4-02139-0001
Address	69-60 108 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	124	105	112
Year Built	1951	1942	1943
Gross SqFt	132,750	97,200	111,672
Estimated Gross Income	\$2,017,800	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.20	\$18.08	\$11.51
Full Market Value	\$6,820,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.20	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02215-0001	4-03175-0001	4-02086-0040
Address	70-20 108 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	254	1,327	419
Year Built	1962	1960	1960
Gross SqFt	321,400	1,741,458	503,000
Estimated Gross Income	\$4,885,280	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$15.20	\$17.86	\$6.67
Full Market Value	\$16,500,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$51.00	\$67.00	\$14.14
Distance from Cooperative in miles		0.25	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02217-0001	4-02265-0079	4-02234-0031
Address	68-37 108 STREET	75-05 113 STREET	110-56 71 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	92	49
Year Built	1939	1951	1940
Gross SqFt	71,838	60,025	49,664
Estimated Gross Income	\$1,091,937	\$948,527	\$748,590
Gross Income per SqFt	\$15.20	\$15.80	\$15.07
Full Market Value	\$3,690,000	\$3,210,000	\$2,530,000
Market Value per SqFt	\$51.00	\$53.00	\$51.00
Distance from Cooperative in miles		0.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02218-0001	4-02265-0079	4-02090-0047
Address	68-63 108 STREET	75-05 113 STREET	97-25 64 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	85	92	113
Year Built	1940	1951	1950
Gross SqFt	76,200	60,025	98,000
Estimated Gross Income	\$1,158,240	\$948,527	\$1,241,660
Gross Income per SqFt	\$15.20	\$15.80	\$12.67
Full Market Value	\$3,920,000	\$3,210,000	\$3,870,000
Market Value per SqFt	\$51.00	\$53.00	\$39.50
Distance from Cooperative in miles		0.70	0.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02219-0001	4-02265-0079	4-02090-0047
Address	69-09 108 STREET	75-05 113 STREET	97-25 64 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	73	92	113
Year Built	1939	1951	1950
Gross SqFt	77,000	60,025	98,000
Estimated Gross Income	\$1,170,400	\$948,527	\$1,241,660
Gross Income per SqFt	\$15.20	\$15.80	\$12.67
Full Market Value	\$3,640,000	\$3,210,000	\$3,870,000
Market Value per SqFt	\$47.30	\$53.00	\$39.50
Distance from Cooperative in miles		0.65	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0001	4-02138-0011	4-02139-0001
Address	70-31 108 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	120	105	112
Year Built	1966	1942	1943
Gross SqFt	141,900	97,200	111,672
Estimated Gross Income	\$2,263,305	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.95	\$18.08	\$11.51
Full Market Value	\$7,650,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$54.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0020	4-02138-0011	4-02139-0001
Address	108-48 70 ROAD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	127	105	112
Year Built	1964	1942	1943
Gross SqFt	119,287	97,200	111,672
Estimated Gross Income	\$1,813,162	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.20	\$18.08	\$11.51
Full Market Value	\$6,130,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.35	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02223-0038	4-02138-0011	4-02139-0001
Address	108-37 71 AVENUE	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	106	105	112
Year Built	1966	1942	1943
Gross SqFt	109,057	97,200	111,672
Estimated Gross Income	\$1,657,666	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.20	\$18.08	\$11.51
Full Market Value	\$5,600,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.35	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02224-0048	4-02235-0047	4-02265-0079
Address	109-23 71 ROAD	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	67	92
Year Built	1951	1958	1951
Gross SqFt	49,363	69,322	60,025
Estimated Gross Income	\$745,381	\$900,886	\$948,527
Gross Income per SqFt	\$15.10	\$13.00	\$15.80
Full Market Value	\$2,520,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$51.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.15	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02225-0019	4-02235-0047	4-02265-0079
Address	71-36 110 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	67	92
Year Built	1949	1958	1951
Gross SqFt	80,282	69,322	60,025
Estimated Gross Income	\$1,284,512	\$900,886	\$948,527
Gross Income per SqFt	\$16.00	\$13.00	\$15.80
Full Market Value	\$4,340,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$54.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0001	4-02235-0047	4-02265-0079
Address	110-15 71 ROAD	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	67	92
Year Built	1957	1958	1951
Gross SqFt	79,734	69,322	60,025
Estimated Gross Income	\$1,275,744	\$900,886	\$948,527
Gross Income per SqFt	\$16.00	\$13.00	\$15.80
Full Market Value	\$4,310,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$54.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0006	4-02236-0012	4-04994-0078
Address	110-20 71 AVENUE	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	108	90
Year Built	1951	1951	1967
Gross SqFt	161,250	104,644	79,050
Estimated Gross Income	\$2,467,125	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$15.30	\$15.80	\$15.73
Full Market Value	\$8,340,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02234-0038	4-02236-0012	4-02265-0079
Address	110-45 71 ROAD	110-16 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	108	92
Year Built	1952	1951	1951
Gross SqFt	111,750	104,644	60,025
Estimated Gross Income	\$1,709,775	\$1,653,132	\$948,527
Gross Income per SqFt	\$15.30	\$15.80	\$15.80
Full Market Value	\$5,780,000	\$5,590,000	\$3,210,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.10	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0001	4-02235-0047	4-02265-0079
Address	110-11 72 AVENUE	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	67	92
Year Built	1966	1958	1951
Gross SqFt	76,770	69,322	60,025
Estimated Gross Income	\$1,036,395	\$900,886	\$948,527
Gross Income per SqFt	\$13.50	\$13.00	\$15.80
Full Market Value	\$3,230,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$42.10	\$41.00	\$53.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0004	4-02236-0012	4-04994-0078
Address	110-20 71 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	188	108	90
Year Built	1956	1951	1967
Gross SqFt	215,735	104,644	79,050
Estimated Gross Income	\$3,300,745	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$15.30	\$15.80	\$15.73
Full Market Value	\$11,200,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.05	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0025	4-02236-0012	4-04994-0078
Address	110-50 71 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	133	108	90
Year Built	1957	1951	1967
Gross SqFt	141,656	104,644	79,050
Estimated Gross Income	\$2,167,336	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$15.30	\$15.80	\$15.73
Full Market Value	\$7,330,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$52.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.05	3.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02235-0038	4-02235-0047	4-02265-0079
Address	71-40 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	67	92
Year Built	1961	1958	1951
Gross SqFt	54,000	69,322	60,025
Estimated Gross Income	\$842,400	\$900,886	\$948,527
Gross Income per SqFt	\$15.60	\$13.00	\$15.80
Full Market Value	\$2,850,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$53.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.00	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0001	4-02235-0047	4-02265-0079
Address	72-11 110 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	67	92
Year Built	1948	1958	1951
Gross SqFt	60,500	69,322	60,025
Estimated Gross Income	\$859,100	\$900,886	\$948,527
Gross Income per SqFt	\$14.20	\$13.00	\$15.80
Full Market Value	\$2,670,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$44.10	\$41.00	\$53.00
Distance from Cooperative in miles		0.05	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0033	4-02235-0047	4-02265-0079
Address	72-10 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	67	92
Year Built	1955	1958	1951
Gross SqFt	78,733	69,322	60,025
Estimated Gross Income	\$1,141,628	\$900,886	\$948,527
Gross Income per SqFt	\$14.50	\$13.00	\$15.80
Full Market Value	\$3,860,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$49.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02236-0043	4-02236-0012	4-04994-0078
Address	110-35 72 ROAD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	108	90
Year Built	1940	1951	1967
Gross SqFt	126,670	104,644	79,050
Estimated Gross Income	\$1,900,050	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$15.00	\$15.80	\$15.73
Full Market Value	\$6,420,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$51.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.00	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02237-0001	4-03175-0001	4-02086-0040
Address	110-17 QUEENS BOULEVARD	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	410	1,327	419
Year Built	1965	1960	1960
Gross SqFt	524,895	1,741,458	503,000
Estimated Gross Income	\$7,610,977	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$14.50	\$17.86	\$6.67
Full Market Value	\$25,700,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$49.00	\$67.00	\$14.14
Distance from Cooperative in miles		0.60	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02238-0001	4-02237-0033	4-02265-0079
Address	110-45 QUEENS BOULEVARD	72-36 112 STREET	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	166	85	92
Year Built	1951	1941	1951
Gross SqFt	192,510	85,200	60,025
Estimated Gross Income	\$2,926,152	\$1,198,619	\$948,527
Gross Income per SqFt	\$15.20	\$14.07	\$15.80
Full Market Value	\$9,890,000	\$3,730,000	\$3,210,000
Market Value per SqFt	\$51.00	\$44.00	\$53.00
Distance from Cooperative in miles		0.05	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02248-0074	4-02235-0047	4-02246-0011
Address	112-15 72 ROAD	110-33 72 AVENUE	70-01 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	67	63
Year Built	1940	1958	1940
Gross SqFt	64,003	69,322	64,032
Estimated Gross Income	\$972,845	\$900,886	\$1,043,243
Gross Income per SqFt	\$15.20	\$13.00	\$16.29
Full Market Value	\$3,290,000	\$2,810,000	\$3,530,000
Market Value per SqFt	\$51.00	\$41.00	\$55.00
Distance from Cooperative in miles		0.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02250-0001	4-02235-0047	4-02265-0079
Address	72-35 112 STREET	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	67	92
Year Built	1969	1958	1951
Gross SqFt	105,280	69,322	60,025
Estimated Gross Income	\$1,684,480	\$900,886	\$948,527
Gross Income per SqFt	\$16.00	\$13.00	\$15.80
Full Market Value	\$5,700,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$54.00	\$41.00	\$53.00
Distance from Cooperative in miles		0.15	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0002	4-02138-0011	4-02139-0001
Address	72-81 113 STREET	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	174	105	112
Year Built	1950	1942	1943
Gross SqFt	122,606	97,200	111,672
Estimated Gross Income	\$1,863,611	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$15.20	\$18.08	\$11.51
Full Market Value	\$6,300,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$51.00	\$68.00	\$32.30
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0027	4-02238-0019	4-02139-0001
Address	113-14 72 ROAD	72-72 112 STREET	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	118	112
Year Built	1941	1939	1943
Gross SqFt	123,000	137,500	111,672
Estimated Gross Income	\$1,869,600	\$2,185,646	\$1,285,387
Gross Income per SqFt	\$15.20	\$15.90	\$11.51
Full Market Value	\$6,320,000	\$7,390,000	\$3,610,000
Market Value per SqFt	\$51.00	\$54.00	\$32.30
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02251-0054	4-02238-0019	4-02139-0001
Address	72-61 113 STREET	72-72 112 STREET	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	179	118	112
Year Built	1951	1939	1943
Gross SqFt	122,606	137,500	111,672
Estimated Gross Income	\$1,863,611	\$2,185,646	\$1,285,387
Gross Income per SqFt	\$15.20	\$15.90	\$11.51
Full Market Value	\$6,300,000	\$7,390,000	\$3,610,000
Market Value per SqFt	\$51.00	\$54.00	\$32.30
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02252-0010	4-03175-0001	4-02086-0040
Address	112-20 112 STREET	104-20 QUEENS BOULEVARD	62-60 99 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	221	1,327	419
Year Built	1956	1960	1960
Gross SqFt	238,128	1,741,458	503,000
Estimated Gross Income	\$3,333,792	\$31,096,281	\$3,355,914
Gross Income per SqFt	\$14.00	\$17.86	\$6.67
Full Market Value	\$10,400,000	\$116,000,000	\$7,110,000
Market Value per SqFt	\$43.70	\$67.00	\$14.14
Distance from Cooperative in miles		0.70	1.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02264-0101	4-04986-0018	4-02265-0079
Address	75-20 113 STREET	147-11 34 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FLUSHING-NORTH	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	54	92
Year Built	1950	1959	1951
Gross SqFt	39,716	49,000	60,025
Estimated Gross Income	\$565,953	\$639,972	\$948,527
Gross Income per SqFt	\$14.25	\$13.06	\$15.80
Full Market Value	\$1,760,000	\$1,990,000	\$3,210,000
Market Value per SqFt	\$44.30	\$41.00	\$53.00
Distance from Cooperative in miles		3.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02266-0079	4-02138-0011	4-02139-0001
Address	76-36 QUEENS BOULEVARD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	126	105	112
Year Built	1940	1942	1943
Gross SqFt	145,263	97,200	111,672
Estimated Gross Income	\$2,033,682	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$6,330,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		0.95	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02266-0100	4-02265-0067	4-02265-0079
Address	76-26 113 STREET	75-23 113 STREET	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	47	54	92
Year Built	1960	1974	1951
Gross SqFt	23,970	41,920	60,025
Estimated Gross Income	\$359,550	\$817,946	\$948,527
Gross Income per SqFt	\$15.00	\$19.51	\$15.80
Full Market Value	\$1,220,000	\$3,060,000	\$3,210,000
Market Value per SqFt	\$51.00	\$73.00	\$53.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02267-0136	4-02248-0125	4-02250-0012
Address	76-35 GRAND CENTRL PARKWA	112-41 72 ROAD	72-38 72 ROAD
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	60	73
Year Built	1941	1941	1941
Gross SqFt	79,200	60,186	75,000
Estimated Gross Income	\$1,188,000	\$1,126,142	\$1,349,253
Gross Income per SqFt	\$15.00	\$18.71	\$17.99
Full Market Value	\$4,020,000	\$4,210,000	\$5,040,000
Market Value per SqFt	\$51.00	\$70.00	\$67.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02268-0013	4-02138-0011	4-02139-0001
Address	77-14 QUEENS BOULEVARD	103-26 68 ROAD	105-05 69 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	114	105	112
Year Built	1940	1942	1943
Gross SqFt	137,820	97,200	111,672
Estimated Gross Income	\$1,929,480	\$1,757,567	\$1,285,387
Gross Income per SqFt	\$14.00	\$18.08	\$11.51
Full Market Value	\$6,010,000	\$6,570,000	\$3,610,000
Market Value per SqFt	\$43.60	\$68.00	\$32.30
Distance from Cooperative in miles		1.05	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02268-0014	4-02235-0047	4-02265-0079
Address	77-34 78 AVENUE	110-33 72 AVENUE	75-05 113 STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	67	92
Year Built	1940	1958	1951
Gross SqFt	52,602	69,322	60,025
Estimated Gross Income	\$767,989	\$900,886	\$948,527
Gross Income per SqFt	\$14.60	\$13.00	\$15.80
Full Market Value	\$2,600,000	\$2,810,000	\$3,210,000
Market Value per SqFt	\$49.40	\$41.00	\$53.00
Distance from Cooperative in miles		0.55	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02269-0002	4-02250-0012	4-02248-0125
Address	77-15 113 STREET	72-38 72 ROAD	112-41 72 ROAD
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	73	60
Year Built	1940	1941	1941
Gross SqFt	93,000	75,000	60,186
Estimated Gross Income	\$1,357,800	\$1,349,253	\$1,126,142
Gross Income per SqFt	\$14.60	\$17.99	\$18.71
Full Market Value	\$4,590,000	\$5,040,000	\$4,210,000
Market Value per SqFt	\$49.40	\$67.00	\$70.00
Distance from Cooperative in miles		0.40	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02269-0020	4-02236-0012	4-04994-0078
Address	77-35 113 STREET	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FLUSHING MEADOW PARK	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	108	90
Year Built	1940	1951	1967
Gross SqFt	93,000	104,644	79,050
Estimated Gross Income	\$1,357,800	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$14.60	\$15.80	\$15.73
Full Market Value	\$4,590,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$49.40	\$53.00	\$53.00
Distance from Cooperative in miles		0.50	3.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02270-0020	4-02236-0012	4-04994-0078
Address	112-50 QUEENS BOULEVARD	110-16 72 AVENUE	139-55 35 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	85	108	90
Year Built	1940	1951	1967
Gross SqFt	112,500	104,644	79,050
Estimated Gross Income	\$1,642,500	\$1,653,132	\$1,243,817
Gross Income per SqFt	\$14.60	\$15.80	\$15.73
Full Market Value	\$5,550,000	\$5,590,000	\$4,210,000
Market Value per SqFt	\$49.30	\$53.00	\$53.00
Distance from Cooperative in miles		0.60	3.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02288-0027	4-02974-0085	4-03097-0038
Address	48-10 45 STREET	62-42 WOODHAVEN BOULEVARD	64-85 WETHEROLE STREET
Neighborhood	SUNNYSIDE	MIDDLE VILLAGE	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	408	56
Year Built	1961	1952	1952
Gross SqFt	59,580	319,025	50,400
Estimated Gross Income	\$792,415	\$4,226,020	\$708,197
Gross Income per SqFt	\$13.30	\$13.25	\$14.05
Full Market Value	\$2,470,000	\$13,200,000	\$2,210,000
Market Value per SqFt	\$41.50	\$41.00	\$43.80
Distance from Cooperative in miles		2.75	3.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02314-0001	4-02319-0010	4-03164-0054
Address	59-10 QUEENS BOULEVARD	47-50 59 STREET	67-15 DARTMOUTH STREET
Neighborhood	WOODSIDE	WOODSIDE	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	706	233	38
Year Built	1964	1970	1955
Gross SqFt	721,672	239,190	43,200
Estimated Gross Income	\$7,664,000	\$2,625,488	\$477,558
Gross Income per SqFt	\$10.62	\$10.98	\$11.05
Full Market Value	\$16,200,000	\$5,570,000	\$1,240,000
Market Value per SqFt	\$22.45	\$23.00	\$28.70
Distance from Cooperative in miles		0.15	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02322-0001	4-02319-0010	4-03164-0054
Address	59-50 61 STREET	47-50 59 STREET	67-15 DARTMOUTH STREET
Neighborhood	WOODSIDE	WOODSIDE	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	282	233	38
Year Built	1964	1970	1955
Gross SqFt	290,000	239,190	43,200
Estimated Gross Income	\$3,070,000	\$2,625,488	\$477,558
Gross Income per SqFt	\$10.59	\$10.98	\$11.05
Full Market Value	\$6,510,000	\$5,570,000	\$1,240,000
Market Value per SqFt	\$22.45	\$23.00	\$28.70
Distance from Cooperative in miles		0.15	2.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02376-0101	4-03087-0007	4-03087-0033
Address	52-24 65 PLACE	65-44 SAUNDERS STREET	96-09 66 AVENUE
Neighborhood	MASPETH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	372	98	66
Year Built	1956	1941	1939
Gross SqFt	357,000	104,778	78,384
Estimated Gross Income	\$3,784,200	\$1,308,001	\$802,085
Gross Income per SqFt	\$10.60	\$12.48	\$10.23
Full Market Value	\$9,810,000	\$3,680,000	\$1,910,000
Market Value per SqFt	\$27.50	\$35.00	\$24.37
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02382-0020	4-03087-0007	4-03087-0033
Address	52-15 65 PLACE	65-44 SAUNDERS STREET	96-09 66 AVENUE
Neighborhood	MASPETH	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	98	66
Year Built	1955	1941	1939
Gross SqFt	105,140	104,778	78,384
Estimated Gross Income	\$1,114,480	\$1,308,001	\$802,085
Gross Income per SqFt	\$10.60	\$12.48	\$10.23
Full Market Value	\$2,890,000	\$3,680,000	\$1,910,000
Market Value per SqFt	\$27.50	\$35.00	\$24.37
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02864-0017	4-02974-0085	4-02474-0010
Address	86-04 GRAND AVENUE	62-42 WOODHAVEN BOULEVARD	51-55 VAN KLEECK STREET
Neighborhood	ELMHURST	MIDDLE VILLAGE	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	408	77
Year Built	1959	1952	1963
Gross SqFt	53,910	319,025	68,440
Estimated Gross Income	\$714,300	\$4,226,020	\$958,116
Gross Income per SqFt	\$13.25	\$13.25	\$14.00
Full Market Value	\$2,220,000	\$13,200,000	\$2,980,000
Market Value per SqFt	\$41.20	\$41.00	\$43.50
Distance from Cooperative in miles		0.80	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02864-0021	4-02474-0021	4-03078-0065
Address	86-10 GRAND AVENUE	51-25 VAN KLEECK STREET	62-65 SAUNDERS STREET
Neighborhood	ELMHURST	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	76	107
Year Built	1959	1960	1941
Gross SqFt	66,924	65,000	101,304
Estimated Gross Income	\$993,000	\$965,288	\$1,503,691
Gross Income per SqFt	\$14.84	\$14.85	\$14.84
Full Market Value	\$3,360,000	\$3,260,000	\$4,680,000
Market Value per SqFt	\$50.00	\$50.00	\$46.20
Distance from Cooperative in miles		0.15	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0002	4-03078-0065	4-02474-0021
Address	86-16 60 AVENUE	62-65 SAUNDERS STREET	51-25 VAN KLEECK STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	ELMHURST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	107	76
Year Built	1963	1941	1960
Gross SqFt	94,432	101,304	65,000
Estimated Gross Income	\$1,397,500	\$1,503,691	\$965,288
Gross Income per SqFt	\$14.80	\$14.84	\$14.85
Full Market Value	\$4,720,000	\$4,680,000	\$3,260,000
Market Value per SqFt	\$50.00	\$46.00	\$50.00
Distance from Cooperative in miles		0.35	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02874-0055	4-02474-0021	4-03078-0065
Address	86-05 60 ROAD	51-25 VAN KLEECK STREET	62-65 SAUNDERS STREET
Neighborhood	MIDDLE VILLAGE	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	76	107
Year Built	1964	1960	1941
Gross SqFt	57,816	65,000	101,304
Estimated Gross Income	\$858,600	\$965,288	\$1,503,691
Gross Income per SqFt	\$14.85	\$14.85	\$14.84
Full Market Value	\$2,900,000	\$3,260,000	\$4,680,000
Market Value per SqFt	\$50.00	\$50.00	\$46.20
Distance from Cooperative in miles		0.60	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-02945-0001	4-02474-0021	4-03078-0065
Address	61-88 DRY HARBOR ROAD	51-25 VAN KLEECK STREET	62-65 SAUNDERS STREET
Neighborhood	MIDDLE VILLAGE	ELMHURST	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	76	107
Year Built	1962	1960	1941
Gross SqFt	75,368	65,000	101,304
Estimated Gross Income	\$1,119,000	\$965,288	\$1,503,691
Gross Income per SqFt	\$14.85	\$14.85	\$14.84
Full Market Value	\$3,780,000	\$3,260,000	\$4,680,000
Market Value per SqFt	\$50.00	\$50.00	\$46.20
Distance from Cooperative in miles		0.85	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03075-0034	4-03085-0002	4-03083-0085
Address	61-41 SAUNDERS STREET	64-45 BOOTH STREET	64-21 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	66	62
Year Built	1939	1939	1937
Gross SqFt	98,220	67,188	62,400
Estimated Gross Income	\$1,276,860	\$866,764	\$851,631
Gross Income per SqFt	\$13.00	\$12.90	\$13.65
Full Market Value	\$3,980,000	\$2,700,000	\$2,650,000
Market Value per SqFt	\$40.50	\$40.00	\$42.50
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03076-0022	4-05101-0071	4-03014-0032
Address	61-40 SAUNDERS STREET	132-17 MAPLE AVENUE	84-31 FLEET COURT
Neighborhood	REGO PARK	FLUSHING-NORTH	MIDDLE VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	73	53	69
Year Built	1927	1926	1949
Gross SqFt	53,468	29,413	29,988
Estimated Gross Income	\$973,200	\$534,928	\$588,102
Gross Income per SqFt	\$18.20	\$18.19	\$19.61
Full Market Value	\$3,640,000	\$2,000,000	\$2,200,000
Market Value per SqFt	\$68.00	\$68.00	\$73.00
Distance from Cooperative in miles		2.50	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0076	4-03464-0013	4-03014-0032
Address	62-64 SAUNDERS STREET	1737 CORNELIA STREET	84-31 FLEET COURT
Neighborhood	REGO PARK	RIDGEWOOD	MIDDLE VILLAGE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	68	12	69
Year Built	1920	1931	1949
Gross SqFt	52,584	5,400	29,988
Estimated Gross Income	\$969,000	\$98,926	\$588,102
Gross Income per SqFt	\$18.43	\$18.32	\$19.61
Full Market Value	\$3,620,000	\$370,000	\$2,200,000
Market Value per SqFt	\$69.00	\$69.00	\$73.00
Distance from Cooperative in miles		2.85	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03079-0100	4-03079-0086	4-03080-0001
Address	62-98 SAUNDERS STREET	62-82 SAUNDERS STREET	63-07 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	60	60
Year Built	1930	1936	1939
Gross SqFt	84,018	68,946	62,400
Estimated Gross Income	\$1,125,840	\$922,203	\$858,571
Gross Income per SqFt	\$13.40	\$13.38	\$13.76
Full Market Value	\$3,510,000	\$2,870,000	\$2,670,000
Market Value per SqFt	\$41.80	\$42.00	\$42.80
Distance from Cooperative in miles		0.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03080-0043	4-03080-0006	4-03078-0065
Address	63-45 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	60	107
Year Built	1956	1941	1941
Gross SqFt	47,730	62,400	101,304
Estimated Gross Income	\$697,000	\$909,617	\$1,503,691
Gross Income per SqFt	\$14.60	\$14.58	\$14.84
Full Market Value	\$2,360,000	\$2,830,000	\$4,680,000
Market Value per SqFt	\$49.40	\$45.00	\$46.20
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03082-0082	4-03080-0006	4-03078-0065
Address	63-89 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	178	60	107
Year Built	1942	1941	1941
Gross SqFt	160,968	62,400	101,304
Estimated Gross Income	\$2,253,000	\$909,617	\$1,503,691
Gross Income per SqFt	\$14.00	\$14.58	\$14.84
Full Market Value	\$7,020,000	\$2,830,000	\$4,680,000
Market Value per SqFt	\$43.60	\$45.00	\$46.20
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0061	4-03080-0006	4-03078-0065
Address	63-84 SAUNDERS STREET	95-08 QUEENS BOULEVARD	62-65 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	121	60	107
Year Built	1952	1941	1941
Gross SqFt	141,948	62,400	101,304
Estimated Gross Income	\$1,987,000	\$909,617	\$1,503,691
Gross Income per SqFt	\$14.00	\$14.58	\$14.84
Full Market Value	\$6,190,000	\$2,830,000	\$4,680,000
Market Value per SqFt	\$43.60	\$45.00	\$46.20
Distance from Cooperative in miles		0.15	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03083-0069	4-03085-0008	4-03100-0026
Address	64-00 SAUNDERS STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	150	72
Year Built	1954	1950	1953
Gross SqFt	69,000	127,152	59,532
Estimated Gross Income	\$1,035,000	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.00	\$15.06	\$15.23
Full Market Value	\$3,500,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.10	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0039	4-03100-0026	4-03085-0008
Address	64-85 SAUNDERS STREET	65-74 WETHEROLE STREET	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	61	72	150
Year Built	1941	1953	1950
Gross SqFt	70,000	59,532	127,152
Estimated Gross Income	\$1,050,000	\$906,742	\$1,914,641
Gross Income per SqFt	\$15.00	\$15.23	\$15.06
Full Market Value	\$3,550,000	\$3,070,000	\$6,470,000
Market Value per SqFt	\$51.00	\$52.00	\$51.00
Distance from Cooperative in miles		0.20	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03084-0046	4-03085-0008	4-03100-0026
Address	64-41 SAUNDERS STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	150	72
Year Built	1952	1950	1953
Gross SqFt	106,140	127,152	59,532
Estimated Gross Income	\$1,592,000	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.00	\$15.06	\$15.23
Full Market Value	\$5,380,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.05	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0029	4-03085-0008	4-03100-0026
Address	64-74 SAUNDERS STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	150	72
Year Built	1950	1950	1953
Gross SqFt	36,084	127,152	59,532
Estimated Gross Income	\$541,260	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.00	\$15.06	\$15.23
Full Market Value	\$1,830,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.00	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03085-0036	4-03100-0026	4-03085-0008
Address	96-11 65 ROAD	65-74 WETHEROLE STREET	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	88	72	150
Year Built	1939	1953	1950
Gross SqFt	88,986	59,532	127,152
Estimated Gross Income	\$1,334,790	\$906,742	\$1,914,641
Gross Income per SqFt	\$15.00	\$15.23	\$15.06
Full Market Value	\$4,510,000	\$3,070,000	\$6,470,000
Market Value per SqFt	\$51.00	\$52.00	\$51.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0002	4-03087-0007	4-03087-0052
Address	65-41 BOOTH STREET	65-44 SAUNDERS STREET	65-65 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	98	58
Year Built	1939	1941	1941
Gross SqFt	67,200	104,778	62,010
Estimated Gross Income	\$846,720	\$1,308,001	\$761,079
Gross Income per SqFt	\$12.60	\$12.48	\$12.27
Full Market Value	\$2,380,000	\$3,680,000	\$2,140,000
Market Value per SqFt	\$35.40	\$35.00	\$34.50
Distance from Cooperative in miles		0.00	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03087-0025	4-03087-0007	4-03087-0021
Address	65-74 SAUNDERS STREET	65-44 SAUNDERS STREET	65-62 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	60	98	38
Year Built	1939	1941	1954
Gross SqFt	57,600	104,778	26,400
Estimated Gross Income	\$722,880	\$1,308,001	\$373,860
Gross Income per SqFt	\$12.55	\$12.48	\$14.16
Full Market Value	\$2,030,000	\$3,680,000	\$1,160,000
Market Value per SqFt	\$35.20	\$35.00	\$43.90
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03096-0118	4-03100-0026	4-03085-0008
Address	63-95 AUSTIN STREET	65-74 WETHEROLE STREET	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	72	150
Year Built	1960	1953	1950
Gross SqFt	61,190	59,532	127,152
Estimated Gross Income	\$948,000	\$906,742	\$1,914,641
Gross Income per SqFt	\$15.49	\$15.23	\$15.06
Full Market Value	\$3,210,000	\$3,070,000	\$6,470,000
Market Value per SqFt	\$52.00	\$52.00	\$51.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03097-0020	4-03104-0023	4-02757-0001
Address	64-62 BOOTH STREET	63-70 AUSTIN STREET	60-15 FRESH POND ROAD
Neighborhood	REGO PARK	REGO PARK	MASPETH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	84	36
Year Built	1950	1950	1942
Gross SqFt	13,365	75,246	32,526
Estimated Gross Income	\$176,500	\$987,451	\$461,296
Gross Income per SqFt	\$13.21	\$13.12	\$14.18
Full Market Value	\$550,000	\$3,070,000	\$1,440,000
Market Value per SqFt	\$41.20	\$41.00	\$44.30
Distance from Cooperative in miles		0.15	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0007	4-03099-0016	4-03099-0031
Address	65-38 BOOTH STREET	65-60 BOOTH STREET	65-84 BOOTH STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	65	65
Year Built	1939	1941	1940
Gross SqFt	60,000	64,932	63,624
Estimated Gross Income	\$696,000	\$751,107	\$712,284
Gross Income per SqFt	\$11.60	\$11.57	\$11.20
Full Market Value	\$1,960,000	\$2,110,000	\$1,850,000
Market Value per SqFt	\$32.70	\$33.00	\$29.10
Distance from Cooperative in miles		0.00	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0025	4-03111-0024	4-03109-0037
Address	65-70 BOOTH STREET	88-11 63 DRIVE	63-53 HARING STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	105	58
Year Built	1947	1939	1941
Gross SqFt	39,600	120,500	63,000
Estimated Gross Income	\$447,480	\$1,404,780	\$719,835
Gross Income per SqFt	\$11.30	\$11.66	\$11.43
Full Market Value	\$1,160,000	\$3,950,000	\$2,020,000
Market Value per SqFt	\$29.30	\$33.00	\$32.10
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03099-0042	4-03085-0008	4-03100-0026
Address	65-65 WETHEROLE STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	150	72
Year Built	1959	1950	1953
Gross SqFt	131,436	127,152	59,532
Estimated Gross Income	\$1,974,210	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.02	\$15.06	\$15.23
Full Market Value	\$6,670,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.15	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03100-0018	4-03087-0021	4-03105-0028
Address	65-60 WETHEROLE STREET	65-62 SAUNDERS STREET	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	66	38	101
Year Built	1947	1954	1960
Gross SqFt	74,400	26,400	73,770
Estimated Gross Income	\$1,053,500	\$373,860	\$1,081,693
Gross Income per SqFt	\$14.16	\$14.16	\$14.66
Full Market Value	\$3,280,000	\$1,160,000	\$3,660,000
Market Value per SqFt	\$44.10	\$44.00	\$49.60
Distance from Cooperative in miles		0.10	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03117-0024	4-03087-0021	4-03097-0038
Address	90-02 63 DRIVE	65-62 SAUNDERS STREET	64-85 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	61	38	56
Year Built	1956	1954	1952
Gross SqFt	52,543	26,400	50,400
Estimated Gross Income	\$744,000	\$373,860	\$708,197
Gross Income per SqFt	\$14.16	\$14.16	\$14.05
Full Market Value	\$2,320,000	\$1,160,000	\$2,210,000
Market Value per SqFt	\$44.20	\$44.00	\$43.80
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03149-0019	4-03117-0017	4-03085-0008
Address	75-10 YELLOWSTONE BOULEVA	89-10 63 DRIVE	64-20 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	36	150
Year Built	1956	1957	1950
Gross SqFt	57,600	23,100	127,152
Estimated Gross Income	\$863,000	\$344,846	\$1,914,641
Gross Income per SqFt	\$14.98	\$14.93	\$15.06
Full Market Value	\$2,920,000	\$1,170,000	\$6,470,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.80	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0043	4-03155-0027	4-03100-0014
Address	67-50 THORNTON PLACE	98-01 67 AVENUE	65-50 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	112	286	144
Year Built	1963	1959	1963
Gross SqFt	97,104	275,197	144,444
Estimated Gross Income	\$1,505,112	\$4,351,703	\$2,419,441
Gross Income per SqFt	\$15.50	\$15.81	\$16.75
Full Market Value	\$5,090,000	\$14,700,000	\$9,050,000
Market Value per SqFt	\$52.00	\$53.00	\$63.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03151-0103	4-03156-0133	4-03155-0027
Address	65-15 ALDERTON STREET	98-05 67 AVENUE	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	45	181	286
Year Built	1964	1960	1959
Gross SqFt	42,948	177,710	275,197
Estimated Gross Income	\$667,870	\$2,758,144	\$4,351,703
Gross Income per SqFt	\$15.55	\$15.52	\$15.81
Full Market Value	\$2,260,000	\$9,330,000	\$14,700,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03152-0021	4-03156-0133	4-03155-0027
Address	66-10 THORNTON PLACE	98-05 67 AVENUE	98-01 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	94	181	286
Year Built	1963	1960	1959
Gross SqFt	74,000	177,710	275,197
Estimated Gross Income	\$1,154,400	\$2,758,144	\$4,351,703
Gross Income per SqFt	\$15.60	\$15.52	\$15.81
Full Market Value	\$3,900,000	\$9,330,000	\$14,700,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.20	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0001	4-03155-0027	4-03156-0133
Address	66-15 THORNTON PLACE	98-01 67 AVENUE	98-05 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	126	286	181
Year Built	1962	1959	1960
Gross SqFt	115,200	275,197	177,710
Estimated Gross Income	\$1,797,200	\$4,351,703	\$2,758,144
Gross Income per SqFt	\$15.60	\$15.81	\$15.52
Full Market Value	\$6,080,000	\$14,700,000	\$9,330,000
Market Value per SqFt	\$53.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.05	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03154-0025	4-03085-0008	4-03100-0026
Address	96-09 67 AVENUE	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	150	72
Year Built	1951	1950	1953
Gross SqFt	61,476	127,152	59,532
Estimated Gross Income	\$925,830	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.06	\$15.06	\$15.23
Full Market Value	\$3,130,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.35	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0001	4-03100-0014	4-03155-0019
Address	66-01 BURNS STREET	65-50 WETHEROLE STREET	66-02 AUSTIN STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	144	66
Year Built	1963	1963	1998
Gross SqFt	144,000	144,444	57,600
Estimated Gross Income	\$2,175,000	\$2,419,441	\$1,271,409
Gross Income per SqFt	\$15.10	\$16.75	\$22.07
Full Market Value	\$7,350,000	\$9,050,000	\$5,270,000
Market Value per SqFt	\$51.00	\$63.00	\$91.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03155-0055	4-03100-0026	4-03156-0092
Address	97-07 67 AVENUE	65-74 WETHEROLE STREET	66-23 AUSTIN STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	72	55
Year Built	1958	1953	1985
Gross SqFt	54,336	59,532	51,700
Estimated Gross Income	\$834,000	\$906,742	\$775,500
Gross Income per SqFt	\$15.35	\$15.23	\$15.00
Full Market Value	\$2,820,000	\$3,070,000	\$2,620,000
Market Value per SqFt	\$52.00	\$52.00	\$51.00
Distance from Cooperative in miles		0.15	0.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03156-0114	4-03085-0008	4-03100-0026
Address	66-20 WETHEROLE STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	150	72
Year Built	1948	1950	1953
Gross SqFt	75,216	127,152	59,532
Estimated Gross Income	\$1,135,760	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.10	\$15.06	\$15.23
Full Market Value	\$3,840,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.25	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03157-0101	4-03085-0008	4-03100-0026
Address	66-15 WETHEROLE STREET	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	113	150	72
Year Built	1950	1950	1953
Gross SqFt	90,300	127,152	59,532
Estimated Gross Income	\$1,359,920	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.06	\$15.06	\$15.23
Full Market Value	\$4,600,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.25	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03159-0070	4-03258-0006	4-03156-0106
Address	981-20 QUEENS BOULEVARD	109-20 QUEENS BOULEVARD	94-20 WETHEROLE STREET
Neighborhood	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	66	54
Year Built	1939	1929	1951
Gross SqFt	75,378	61,050	48,960
Estimated Gross Income	\$938,500	\$761,428	\$619,232
Gross Income per SqFt	\$12.45	\$12.47	\$12.65
Full Market Value	\$2,640,000	\$2,140,000	\$1,740,000
Market Value per SqFt	\$35.00	\$35.00	\$35.50
Distance from Cooperative in miles		0.85	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03163-0015	4-03171-0001	4-03321-0018
Address	67-30 DARTMOUTH STREET	101-01 BOOTH STREET	83-10 118 STREET
Neighborhood	REGO PARK	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	62	79
Year Built	1955	1954	1954
Gross SqFt	92,400	61,242	74,118
Estimated Gross Income	\$1,321,320	\$876,046	\$1,067,498
Gross Income per SqFt	\$14.30	\$14.30	\$14.40
Full Market Value	\$4,470,000	\$2,960,000	\$3,320,000
Market Value per SqFt	\$48.40	\$48.00	\$44.80
Distance from Cooperative in miles		0.35	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0012	4-03173-0013	4-03293-0074
Address	67-30 CLYDE STREET	101-06 67 DRIVE	110-20 73 ROAD
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	135	61	78
Year Built	1953	1949	1937
Gross SqFt	114,400	70,910	78,650
Estimated Gross Income	\$1,745,000	\$1,072,274	\$1,201,063
Gross Income per SqFt	\$15.25	\$15.12	\$15.27
Full Market Value	\$5,900,000	\$3,630,000	\$4,060,000
Market Value per SqFt	\$52.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03164-0038	4-03173-0013	4-03156-0133
Address	67-25 DARTMOUTH STREET	101-06 67 DRIVE	98-05 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	98	61	181
Year Built	1955	1949	1960
Gross SqFt	86,136	70,910	177,710
Estimated Gross Income	\$1,315,000	\$1,072,274	\$2,758,144
Gross Income per SqFt	\$15.27	\$15.12	\$15.52
Full Market Value	\$4,450,000	\$3,630,000	\$9,330,000
Market Value per SqFt	\$52.00	\$51.00	\$53.00
Distance from Cooperative in miles		0.30	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03165-0062	4-03321-0018	4-03171-0001
Address	67-25 CLYDE STREET	83-10 118 STREET	101-01 BOOTH STREET
Neighborhood	REGO PARK	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	112	79	62
Year Built	1955	1954	1954
Gross SqFt	85,800	74,118	61,242
Estimated Gross Income	\$1,232,000	\$1,067,498	\$876,046
Gross Income per SqFt	\$14.36	\$14.40	\$14.30
Full Market Value	\$4,170,000	\$3,320,000	\$2,960,000
Market Value per SqFt	\$48.60	\$45.00	\$48.30
Distance from Cooperative in miles		1.50	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03166-0107	4-03171-0001	4-03321-0018
Address	67-41 BURNS STREET	101-01 BOOTH STREET	83-10 118 STREET
Neighborhood	REGO PARK	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	62	79
Year Built	1959	1954	1954
Gross SqFt	93,564	61,242	74,118
Estimated Gross Income	\$1,356,600	\$876,046	\$1,067,498
Gross Income per SqFt	\$14.50	\$14.30	\$14.40
Full Market Value	\$4,590,000	\$2,960,000	\$3,320,000
Market Value per SqFt	\$49.10	\$48.00	\$44.80
Distance from Cooperative in miles		0.20	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03167-0028	4-03321-0018	4-03171-0001
Address	67-76 BOOTH STREET	83-10 118 STREET	101-01 BOOTH STREET
Neighborhood	REGO PARK	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	128	79	62
Year Built	1948	1954	1954
Gross SqFt	145,112	74,118	61,242
Estimated Gross Income	\$2,104,125	\$1,067,498	\$876,046
Gross Income per SqFt	\$14.50	\$14.40	\$14.30
Full Market Value	\$7,110,000	\$3,320,000	\$2,960,000
Market Value per SqFt	\$49.00	\$45.00	\$48.30
Distance from Cooperative in miles		1.55	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0036	4-03348-0028	4-03322-0040
Address	98-50 67 AVENUE	119-40 UNION TURNPIKE	83-57 118 STREET
Neighborhood	REGO PARK	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	120	186
Year Built	1939	1926	1940
Gross SqFt	81,972	106,909	212,202
Estimated Gross Income	\$1,053,340	\$1,411,801	\$2,754,793
Gross Income per SqFt	\$12.85	\$13.21	\$12.98
Full Market Value	\$3,280,000	\$4,400,000	\$8,580,000
Market Value per SqFt	\$40.00	\$41.00	\$40.40
Distance from Cooperative in miles		1.45	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0040	4-03156-0106	4-03156-0133
Address	99-45 67 ROAD	94-20 WETHEROLE STREET	98-05 67 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	130	54	181
Year Built	1941	1951	1960
Gross SqFt	142,650	48,960	177,710
Estimated Gross Income	\$1,804,525	\$619,232	\$2,758,144
Gross Income per SqFt	\$12.65	\$12.65	\$15.52
Full Market Value	\$5,070,000	\$1,740,000	\$9,330,000
Market Value per SqFt	\$35.50	\$36.00	\$53.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03168-0056	4-03166-0095	4-03078-0050
Address	99-21 67 ROAD	67-67 BURNS STREET	62-95 SAUNDERS STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	112	101
Year Built	1947	1961	1941
Gross SqFt	61,856	109,200	100,080
Estimated Gross Income	\$847,430	\$1,487,146	\$1,443,708
Gross Income per SqFt	\$13.70	\$13.62	\$14.43
Full Market Value	\$2,640,000	\$4,630,000	\$4,500,000
Market Value per SqFt	\$42.70	\$42.00	\$45.00
Distance from Cooperative in miles		0.10	0.75

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0031	4-03117-0017	4-03105-0028
Address	99-44 67 ROAD	89-10 63 DRIVE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	36	101
Year Built	1961	1957	1960
Gross SqFt	49,300	23,100	73,770
Estimated Gross Income	\$737,000	\$344,846	\$1,081,693
Gross Income per SqFt	\$14.95	\$14.93	\$14.66
Full Market Value	\$2,490,000	\$1,170,000	\$3,660,000
Market Value per SqFt	\$51.00	\$51.00	\$49.60
Distance from Cooperative in miles		0.60	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03169-0036	4-03156-0133	4-03105-0028
Address	67-40 BOOTH STREET	98-05 67 AVENUE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	101	181	101
Year Built	1955	1960	1960
Gross SqFt	94,769	177,710	73,770
Estimated Gross Income	\$1,389,000	\$2,758,144	\$1,081,693
Gross Income per SqFt	\$14.66	\$15.52	\$14.66
Full Market Value	\$4,700,000	\$9,330,000	\$3,660,000
Market Value per SqFt	\$49.60	\$53.00	\$49.60
Distance from Cooperative in miles		0.15	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03170-0001	4-03117-0017	4-03105-0028
Address	100-11 67 ROAD	89-10 63 DRIVE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	36	101
Year Built	1950	1957	1960
Gross SqFt	137,120	23,100	73,770
Estimated Gross Income	\$2,000,000	\$344,846	\$1,081,693
Gross Income per SqFt	\$14.59	\$14.93	\$14.66
Full Market Value	\$6,760,000	\$1,170,000	\$3,660,000
Market Value per SqFt	\$49.30	\$51.00	\$49.60
Distance from Cooperative in miles		0.60	0.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03171-0019	4-03117-0017	4-03105-0028
Address	100-26 67 ROAD	89-10 63 DRIVE	61-61 WOODHAVEN BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	36	101
Year Built	1966	1957	1960
Gross SqFt	46,570	23,100	73,770
Estimated Gross Income	\$695,000	\$344,846	\$1,081,693
Gross Income per SqFt	\$14.92	\$14.93	\$14.66
Full Market Value	\$2,350,000	\$1,170,000	\$3,660,000
Market Value per SqFt	\$50.00	\$51.00	\$49.60
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03173-0070	4-03173-0013	4-03078-0085
Address	67-87 BOOTH STREET	101-06 67 DRIVE	93-10 QUEENS BOULEVARD
Neighborhood	REGO PARK	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	110	61	114
Year Built	1950	1949	1950
Gross SqFt	117,480	70,910	104,708
Estimated Gross Income	\$1,755,000	\$1,072,274	\$1,590,548
Gross Income per SqFt	\$14.94	\$15.12	\$15.19
Full Market Value	\$5,930,000	\$3,630,000	\$5,380,000
Market Value per SqFt	\$50.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03179-0020	4-03148-0035	4-03097-0038
Address	68-20 SELFRIDGE STREET	85-25 68 ROAD	64-85 WETHEROLE STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	51	56
Year Built	1966	1969	1952
Gross SqFt	74,243	36,246	50,400
Estimated Gross Income	\$1,040,000	\$507,240	\$708,197
Gross Income per SqFt	\$14.01	\$13.99	\$14.05
Full Market Value	\$3,240,000	\$1,580,000	\$2,210,000
Market Value per SqFt	\$43.60	\$44.00	\$43.80
Distance from Cooperative in miles		0.25	1.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03180-0041	4-03105-0028	4-03173-0013
Address	74-45 YELLOWSTONE BOULEVA	61-61 WOODHAVEN BOULEVARD	101-06 67 DRIVE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	54	101	61
Year Built	1955	1960	1949
Gross SqFt	45,000	73,770	70,910
Estimated Gross Income	\$659,700	\$1,081,693	\$1,072,274
Gross Income per SqFt	\$14.66	\$14.66	\$15.12
Full Market Value	\$2,230,000	\$3,660,000	\$3,630,000
Market Value per SqFt	\$49.60	\$50.00	\$51.00
Distance from Cooperative in miles		1.10	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03183-0002	4-03105-0001	4-03155-0027
Address	66-92 YELLOWSTONE BOULEVA	61-10 ALDERTON STREET	98-01 67 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	66	97	286
Year Built	1957	1956	1959
Gross SqFt	57,720	72,360	275,197
Estimated Gross Income	\$846,000	\$941,000	\$4,351,703
Gross Income per SqFt	\$14.66	\$13.00	\$15.81
Full Market Value	\$2,860,000	\$2,930,000	\$14,700,000
Market Value per SqFt	\$49.50	\$41.00	\$53.00
Distance from Cooperative in miles		1.00	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03191-0001	4-03105-0028	4-03156-0133
Address	71-11 YELLOWSTONE BOULEVA	61-61 WOODHAVEN BOULEVARD	98-05 67 AVENUE
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	107	101	181
Year Built	1954	1960	1960
Gross SqFt	91,170	73,770	177,710
Estimated Gross Income	\$1,336,552	\$1,081,693	\$2,758,144
Gross Income per SqFt	\$14.66	\$14.66	\$15.52
Full Market Value	\$4,520,000	\$3,660,000	\$9,330,000
Market Value per SqFt	\$49.60	\$50.00	\$53.00
Distance from Cooperative in miles		1.00	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03193-0001	4-03105-0028	4-03085-0008
Address	68-15 SELFRIDGE STREET	61-61 WOODHAVEN BOULEVARD	64-20 SAUNDERS STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	101	150
Year Built	1967	1960	1950
Gross SqFt	45,354	73,770	127,152
Estimated Gross Income	\$664,889	\$1,081,693	\$1,914,641
Gross Income per SqFt	\$14.66	\$14.66	\$15.06
Full Market Value	\$2,250,000	\$3,660,000	\$6,470,000
Market Value per SqFt	\$49.60	\$50.00	\$51.00
Distance from Cooperative in miles		1.25	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03198-0033	4-03329-0064	4-03255-0050
Address	94-11 69 AVENUE	118-53 METROPOLITAN AVENU	72-22 AUSTIN STREET
Neighborhood	FOREST HILLS	KEW GARDENS	FOREST HILLS
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	32	19	42
Year Built	1938	1926	1929
Gross SqFt	43,599	11,562	28,500
Estimated Gross Income	\$710,000	\$188,437	\$496,548
Gross Income per SqFt	\$16.28	\$16.30	\$17.42
Full Market Value	\$2,400,000	\$637,000	\$1,860,000
Market Value per SqFt	\$55.00	\$55.00	\$65.00
Distance from Cooperative in miles		1.25	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0004	4-03205-0024	4-03234-0051
Address	68-12 BURNS STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	228
Year Built	1920	1931	1929
Gross SqFt	24,408	24,408	174,480
Estimated Gross Income	\$398,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.31	\$16.26	\$19.51
Full Market Value	\$1,350,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0008	4-03205-0024	4-03234-0051
Address	68-20 BURNS STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	228
Year Built	1920	1931	1929
Gross SqFt	24,408	24,408	174,480
Estimated Gross Income	\$398,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.31	\$16.26	\$19.51
Full Market Value	\$1,350,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0012	4-03205-0024	4-03234-0051
Address	68-30 BURNS STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	228
Year Built	1920	1931	1929
Gross SqFt	24,408	24,408	174,480
Estimated Gross Income	\$398,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.31	\$16.26	\$19.51
Full Market Value	\$1,350,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0016	4-03205-0024	4-03234-0051
Address	68-36 BURNS STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	228
Year Built	1920	1931	1929
Gross SqFt	24,408	24,408	174,480
Estimated Gross Income	\$398,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.31	\$16.26	\$19.51
Full Market Value	\$1,350,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03205-0020	4-03205-0024	4-03234-0051
Address	68-44 BURNS STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	20	228
Year Built	1920	1931	1929
Gross SqFt	24,408	24,408	174,480
Estimated Gross Income	\$398,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.31	\$16.26	\$19.51
Full Market Value	\$1,350,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0001	4-03205-0024	4-03173-0055
Address	6 BURNS STREET	68-50 BURNS STREET	103-11 68 DRIVE
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	20	80
Year Built	1920	1931	1957
Gross SqFt	90,141	24,408	84,174
Estimated Gross Income	\$1,465,700	\$396,813	\$1,440,619
Gross Income per SqFt	\$16.26	\$16.26	\$17.11
Full Market Value	\$4,960,000	\$1,340,000	\$5,390,000
Market Value per SqFt	\$55.00	\$55.00	\$64.00
Distance from Cooperative in miles		0.30	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0014	4-03255-0050	4-03329-0064
Address	9 71 AVENUE	72-22 AUSTIN STREET	118-53 METROPOLITAN AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	24	42	19
Year Built	1920	1929	1926
Gross SqFt	24,311	28,500	11,562
Estimated Gross Income	\$396,270	\$496,548	\$188,437
Gross Income per SqFt	\$16.30	\$17.42	\$16.30
Full Market Value	\$1,340,000	\$1,860,000	\$637,000
Market Value per SqFt	\$55.00	\$65.00	\$55.00
Distance from Cooperative in miles		0.15	1.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03233-0022	4-03205-0024	4-03234-0051
Address	4 DARTMOUTH STREET	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	20	228
Year Built	1931	1931	1929
Gross SqFt	70,000	24,408	174,480
Estimated Gross Income	\$1,139,000	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.27	\$16.26	\$19.51
Full Market Value	\$3,850,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.30	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03236-0035	4-05137-0005	4-05137-0102
Address	70-25 YELLOWSTONE BOULEVA	43-23 COLDEN STREET	43-70 KISSENA BOULEVARD
Neighborhood	FOREST HILLS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	566	322	325
Year Built	1965	1965	1965
Gross SqFt	575,600	317,305	317,277
Estimated Gross Income	\$9,956,250	\$5,330,568	\$5,397,718
Gross Income per SqFt	\$17.30	\$16.80	\$17.01
Full Market Value	\$37,200,000	\$18,000,000	\$20,200,000
Market Value per SqFt	\$65.00	\$57.00	\$64.00
Distance from Cooperative in miles		2.55	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0051	4-03205-0024	4-03234-0051
Address	20 71 AVENUE	68-50 BURNS STREET	68-09 BURNS STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	20	228
Year Built	1932	1931	1929
Gross SqFt	85,075	24,408	174,480
Estimated Gross Income	\$1,382,500	\$396,813	\$3,404,125
Gross Income per SqFt	\$16.25	\$16.26	\$19.51
Full Market Value	\$4,670,000	\$1,340,000	\$12,700,000
Market Value per SqFt	\$55.00	\$55.00	\$73.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03253-0062	4-03156-0133	4-03321-0061
Address	1 STATION SQUARE	98-05 67 AVENUE	83-31 116 STREET
Neighborhood	FOREST HILLS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	54	181	180
Year Built	1930	1960	1950
Gross SqFt	54,185	177,710	140,196
Estimated Gross Income	\$846,000	\$2,758,144	\$2,157,939
Gross Income per SqFt	\$15.61	\$15.52	\$15.39
Full Market Value	\$2,860,000	\$9,330,000	\$7,300,000
Market Value per SqFt	\$53.00	\$53.00	\$52.00
Distance from Cooperative in miles		0.75	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0020	4-03205-0024	4-03329-0064
Address	2 STATION SQUARE	68-50 BURNS STREET	118-53 METROPOLITAN AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	C6-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	32	20	19
Year Built	1930	1931	1926
Gross SqFt	22,450	24,408	11,562
Estimated Gross Income	\$364,000	\$396,813	\$188,437
Gross Income per SqFt	\$16.21	\$16.26	\$16.30
Full Market Value	\$1,230,000	\$1,340,000	\$637,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.40	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03254-0029	4-03097-0038	4-03078-0085
Address	71-30 BURNS STREET	64-85 WETHEROLE STREET	93-10 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	26	56	114
Year Built	1961	1952	1950
Gross SqFt	17,868	50,400	104,708
Estimated Gross Income	\$252,000	\$708,197	\$1,590,548
Gross Income per SqFt	\$14.10	\$14.05	\$15.19
Full Market Value	\$785,000	\$2,210,000	\$5,380,000
Market Value per SqFt	\$43.90	\$44.00	\$51.00
Distance from Cooperative in miles		1.05	1.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03257-0009	4-03205-0024	4-03258-0023
Address	108-25 72 AVENUE	68-50 BURNS STREET	72-25 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	71	20	50
Year Built	1939	1931	1920
Gross SqFt	74,100	24,408	48,000
Estimated Gross Income	\$1,200,000	\$396,813	\$801,480
Gross Income per SqFt	\$16.19	\$16.26	\$16.70
Full Market Value	\$4,060,000	\$1,340,000	\$2,710,000
Market Value per SqFt	\$55.00	\$55.00	\$56.00
Distance from Cooperative in miles		0.45	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03275-0083	4-03258-0023	4-03175-0001
Address	72-14 BURNS STREET	72-25 AUSTIN STREET	104-20 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	44	50	1,327
Year Built	1930	1920	1960
Gross SqFt	53,400	48,000	1,741,458
Estimated Gross Income	\$891,800	\$801,480	\$31,096,281
Gross Income per SqFt	\$16.70	\$16.70	\$17.86
Full Market Value	\$3,020,000	\$2,710,000	\$116,000,000
Market Value per SqFt	\$57.00	\$56.00	\$67.00
Distance from Cooperative in miles		0.10	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03276-0024	4-03322-0014	4-03321-0061
Address	1 ASCAN AVENUE	118-40 METROPOLITAN AVENUE	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	51	84	180
Year Built	1918	1928	1950
Gross SqFt	66,600	83,727	140,196
Estimated Gross Income	\$925,000	\$1,164,386	\$2,157,939
Gross Income per SqFt	\$13.89	\$13.91	\$15.39
Full Market Value	\$2,880,000	\$3,630,000	\$7,300,000
Market Value per SqFt	\$43.20	\$43.00	\$52.00
Distance from Cooperative in miles		0.90	0.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0001	4-03321-0037	4-03321-0061
Address	73-20 AUSTIN STREET	83-46 118 STREET	83-31 116 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	84	180
Year Built	1930	1931	1950
Gross SqFt	125,272	70,059	140,196
Estimated Gross Income	\$1,800,000	\$937,091	\$2,157,939
Gross Income per SqFt	\$14.37	\$13.38	\$15.39
Full Market Value	\$6,090,000	\$2,920,000	\$7,300,000
Market Value per SqFt	\$48.60	\$42.00	\$52.00
Distance from Cooperative in miles		0.80	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0016	4-03321-0061	4-03341-0001
Address	75-02 AUSTIN STREET	83-31 116 STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	180	60
Year Built	1952	1950	1937
Gross SqFt	123,182	140,196	56,636
Estimated Gross Income	\$1,910,000	\$2,157,939	\$879,625
Gross Income per SqFt	\$15.51	\$15.39	\$15.53
Full Market Value	\$6,460,000	\$7,300,000	\$2,970,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Cooperative in miles		0.80	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03291-0080	4-03340-0052	4-03329-0057
Address	150 BURNS STREET	111-09 76 ROAD	118-65 METROPOLITAN AVENU
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	60	55
Year Built	1932	1939	1927
Gross SqFt	52,454	53,455	34,500
Estimated Gross Income	\$839,300	\$856,699	\$561,577
Gross Income per SqFt	\$16.00	\$16.03	\$16.28
Full Market Value	\$2,840,000	\$2,900,000	\$1,900,000
Market Value per SqFt	\$54.00	\$54.00	\$55.00
Distance from Cooperative in miles		0.20	0.75

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0001	4-03078-0065	4-03078-0050
Address	109-14 ASCAN AVENUE	62-65 SAUNDERS STREET	62-95 SAUNDERS STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	107	101
Year Built	1932	1941	1941
Gross SqFt	148,181	101,304	100,080
Estimated Gross Income	\$2,199,000	\$1,503,691	\$1,443,708
Gross Income per SqFt	\$14.84	\$14.84	\$14.43
Full Market Value	\$7,430,000	\$4,680,000	\$4,500,000
Market Value per SqFt	\$50.00	\$46.00	\$45.00
Distance from Cooperative in miles		1.60	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0028	4-03205-0024	4-03334-0292
Address	110-21 73 ROAD	68-50 BURNS STREET	77-34 AUSTIN STREET
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	20	56
Year Built	1937	1931	1929
Gross SqFt	100,000	24,408	51,545
Estimated Gross Income	\$1,625,000	\$396,813	\$840,191
Gross Income per SqFt	\$16.25	\$16.26	\$16.30
Full Market Value	\$5,490,000	\$1,340,000	\$2,840,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03292-0036	4-03329-0054	4-03293-0074
Address	110-07 73 ROAD	118-75 METROPOLITAN AVENU	110-20 73 ROAD
Neighborhood	FOREST HILLS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	54	78
Year Built	1933	1924	1937
Gross SqFt	98,182	54,300	78,650
Estimated Gross Income	\$1,433,455	\$793,893	\$1,201,063
Gross Income per SqFt	\$14.60	\$14.62	\$15.27
Full Market Value	\$4,850,000	\$2,470,000	\$4,060,000
Market Value per SqFt	\$49.40	\$46.00	\$52.00
Distance from Cooperative in miles		0.85	0.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0045	4-03080-0006	4-03078-0050
Address	111-35 75 AVENUE	95-08 QUEENS BOULEVARD	62-95 SAUNDERS STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	60	101
Year Built	1939	1941	1941
Gross SqFt	30,580	62,400	100,080
Estimated Gross Income	\$444,950	\$909,617	\$1,443,708
Gross Income per SqFt	\$14.55	\$14.58	\$14.43
Full Market Value	\$1,500,000	\$2,830,000	\$4,500,000
Market Value per SqFt	\$49.10	\$45.00	\$45.00
Distance from Cooperative in miles		1.55	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0050	4-03329-0054	4-03078-0065
Address	111-15 75 AVENUE	118-75 METROPOLITAN AVENU	62-65 SAUNDERS STREET
Neighborhood	FOREST HILLS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	54	107
Year Built	1937	1924	1941
Gross SqFt	106,364	54,300	101,304
Estimated Gross Income	\$1,552,915	\$793,893	\$1,503,691
Gross Income per SqFt	\$14.60	\$14.62	\$14.84
Full Market Value	\$5,250,000	\$2,470,000	\$4,680,000
Market Value per SqFt	\$49.40	\$46.00	\$46.20
Distance from Cooperative in miles		0.80	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03293-0064	4-03078-0050	4-03078-0110
Address	73-37 AUSTIN STREET	62-95 SAUNDERS STREET	93-54 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	86	101	65
Year Built	1928	1941	1939
Gross SqFt	97,825	100,080	64,935
Estimated Gross Income	\$1,401,680	\$1,443,708	\$909,584
Gross Income per SqFt	\$14.33	\$14.43	\$14.01
Full Market Value	\$4,740,000	\$4,500,000	\$2,830,000
Market Value per SqFt	\$48.50	\$45.00	\$43.60
Distance from Cooperative in miles		1.70	1.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0001	4-03321-0018	4-03080-0001
Address	107-01 PARK LANE SOUTH	83-10 118 STREET	63-07 SAUNDERS STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	152	79	60
Year Built	1935	1954	1939
Gross SqFt	209,844	74,118	62,400
Estimated Gross Income	\$3,022,000	\$1,067,498	\$858,571
Gross Income per SqFt	\$14.40	\$14.40	\$13.76
Full Market Value	\$10,200,000	\$3,320,000	\$2,670,000
Market Value per SqFt	\$48.60	\$45.00	\$42.80
Distance from Cooperative in miles		0.25	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03312-0008	4-03358-0052	4-03340-0013
Address	117-01 METROPOLITAN AVENU	41 KEW GARDENS ROAD	111-32 76 AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	48	73
Year Built	1935	1936	1938
Gross SqFt	219,248	49,636	75,455
Estimated Gross Income	\$3,233,900	\$711,618	\$1,451,750
Gross Income per SqFt	\$14.75	\$14.34	\$19.24
Full Market Value	\$10,900,000	\$2,410,000	\$5,430,000
Market Value per SqFt	\$49.70	\$49.00	\$72.00
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03316-0010	4-03324-0050	4-03322-0112
Address	117-14 UNION TURNPIKE	118-09 83 AVENUE	83-26 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	108	48	42
Year Built	1923	1939	1931
Gross SqFt	121,727	46,200	55,200
Estimated Gross Income	\$1,047,000	\$397,152	\$789,360
Gross Income per SqFt	\$8.60	\$8.60	\$14.30
Full Market Value	\$2,220,000	\$842,000	\$2,460,000
Market Value per SqFt	\$18.24	\$18.00	\$44.60
Distance from Cooperative in miles		0.25	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0025	4-03321-0018	4-03171-0001
Address	83-30 118 STREET	83-10 118 STREET	101-01 BOOTH STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	111	79	62
Year Built	1956	1954	1954
Gross SqFt	101,950	74,118	61,242
Estimated Gross Income	\$1,468,000	\$1,067,498	\$876,046
Gross Income per SqFt	\$14.40	\$14.40	\$14.30
Full Market Value	\$4,960,000	\$3,320,000	\$2,960,000
Market Value per SqFt	\$48.70	\$45.00	\$48.30
Distance from Cooperative in miles		0.00	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0043	4-03321-0018	4-03117-0017
Address	83-60 118 STREET	83-10 118 STREET	89-10 63 DRIVE
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	123	79	36
Year Built	1960	1954	1957
Gross SqFt	89,784	74,118	23,100
Estimated Gross Income	\$1,293,000	\$1,067,498	\$344,846
Gross Income per SqFt	\$14.40	\$14.40	\$14.93
Full Market Value	\$4,370,000	\$3,320,000	\$1,170,000
Market Value per SqFt	\$48.70	\$45.00	\$51.00
Distance from Cooperative in miles		0.00	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0063	4-03321-0018	4-03322-0001
Address	83-19 116 STREET	83-10 118 STREET	118-18 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	79	85
Year Built	1931	1954	1928
Gross SqFt	64,716	74,118	77,670
Estimated Gross Income	\$805,720	\$1,067,498	\$962,956
Gross Income per SqFt	\$12.45	\$14.40	\$12.40
Full Market Value	\$2,260,000	\$3,320,000	\$2,500,000
Market Value per SqFt	\$34.90	\$45.00	\$32.20
Distance from Cooperative in miles		0.00	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0069	4-03321-0018	4-03329-0054
Address	83-15 116 STREET	83-10 118 STREET	118-75 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	79	54
Year Built	1931	1954	1924
Gross SqFt	64,716	74,118	54,300
Estimated Gross Income	\$938,910	\$1,067,498	\$793,893
Gross Income per SqFt	\$14.51	\$14.40	\$14.62
Full Market Value	\$3,170,000	\$3,320,000	\$2,470,000
Market Value per SqFt	\$49.00	\$45.00	\$45.50
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03321-0100	4-03329-0054	4-03341-0001
Address	83-80 118 STREET	118-75 METROPOLITAN AVENU	111-10 76 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	104	54	60
Year Built	1939	1924	1937
Gross SqFt	105,000	54,300	56,636
Estimated Gross Income	\$1,533,000	\$793,893	\$879,625
Gross Income per SqFt	\$14.60	\$14.62	\$15.53
Full Market Value	\$5,180,000	\$2,470,000	\$2,970,000
Market Value per SqFt	\$49.30	\$46.00	\$52.00
Distance from Cooperative in miles		0.20	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0024	4-03321-0018	4-03171-0001
Address	118-60 METROPOLITAN AVENU	83-10 118 STREET	101-01 BOOTH STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	79	62
Year Built	1954	1954	1954
Gross SqFt	141,000	74,118	61,242
Estimated Gross Income	\$2,031,000	\$1,067,498	\$876,046
Gross Income per SqFt	\$14.40	\$14.40	\$14.30
Full Market Value	\$6,870,000	\$3,320,000	\$2,960,000
Market Value per SqFt	\$48.70	\$45.00	\$48.30
Distance from Cooperative in miles		0.10	1.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0123	4-03329-0054	4-03329-0057
Address	83-44 LEFFERTS BOULEVARD	118-75 METROPOLITAN AVENU	118-65 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	54	55
Year Built	1932	1924	1927
Gross SqFt	105,882	54,300	34,500
Estimated Gross Income	\$1,540,580	\$793,893	\$561,577
Gross Income per SqFt	\$14.55	\$14.62	\$16.28
Full Market Value	\$5,210,000	\$2,470,000	\$1,900,000
Market Value per SqFt	\$49.20	\$46.00	\$55.00
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0135	4-03321-0018	4-03329-0054
Address	118-11 84 AVENUE	83-10 118 STREET	118-75 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	79	54
Year Built	1942	1954	1924
Gross SqFt	150,000	74,118	54,300
Estimated Gross Income	\$2,160,000	\$1,067,498	\$793,893
Gross Income per SqFt	\$14.40	\$14.40	\$14.62
Full Market Value	\$7,300,000	\$3,320,000	\$2,470,000
Market Value per SqFt	\$48.70	\$45.00	\$45.50
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03322-0156	4-03342-0022	4-03321-0061
Address	83-75 118 STREET	111-46 76 DRIVE	83-31 116 STREET
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	24	180
Year Built	1954	1966	1950
Gross SqFt	141,645	21,396	140,196
Estimated Gross Income	\$2,075,000	\$313,237	\$2,157,939
Gross Income per SqFt	\$14.65	\$14.64	\$15.39
Full Market Value	\$7,020,000	\$1,060,000	\$7,300,000
Market Value per SqFt	\$49.60	\$50.00	\$52.00
Distance from Cooperative in miles		0.70	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03323-0001	4-03329-0054	4-03334-0292
Address	115-25 METROPOLITAN AVENU	118-75 METROPOLITAN AVENU	77-34 AUSTIN STREET
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	54	56
Year Built	1925	1924	1929
Gross SqFt	88,272	54,300	51,545
Estimated Gross Income	\$1,290,540	\$793,893	\$840,191
Gross Income per SqFt	\$14.62	\$14.62	\$16.30
Full Market Value	\$4,360,000	\$2,470,000	\$2,840,000
Market Value per SqFt	\$49.40	\$46.00	\$55.00
Distance from Cooperative in miles		0.15	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03329-0004	4-03322-0014	4-03093-0055
Address	118-14 83 AVENUE	118-40 METROPOLITAN AVENU	63-45 WETHEROLE STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	84	85
Year Built	1939	1928	1936
Gross SqFt	88,296	83,727	33,276
Estimated Gross Income	\$1,250,000	\$1,164,386	\$475,861
Gross Income per SqFt	\$14.16	\$13.91	\$14.30
Full Market Value	\$3,890,000	\$3,630,000	\$1,610,000
Market Value per SqFt	\$44.10	\$43.00	\$48.40
Distance from Cooperative in miles		0.10	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03330-0033	4-03342-0022	4-03321-0111
Address	83-36 BEVERLY ROAD	111-46 76 DRIVE	83-96 118 STREET
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	24	44
Year Built	1966	1966	1960
Gross SqFt	41,155	21,396	30,900
Estimated Gross Income	\$602,920	\$313,237	\$482,266
Gross Income per SqFt	\$14.65	\$14.64	\$15.61
Full Market Value	\$2,040,000	\$1,060,000	\$1,630,000
Market Value per SqFt	\$49.60	\$50.00	\$53.00
Distance from Cooperative in miles		0.55	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03331-0007	4-03329-0064	4-03392-0012
Address	84-02 BEVERLY ROAD	118-53 METROPOLITAN AVENU	603 WOODWARD AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	RIDGEWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	20	19	12
Year Built	1926	1926	1915
Gross SqFt	14,545	11,562	5,175
Estimated Gross Income	\$237,000	\$188,437	\$84,790
Gross Income per SqFt	\$16.29	\$16.30	\$16.38
Full Market Value	\$801,000	\$637,000	\$287,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.15	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03333-0016	4-03105-0028	4-03117-0017
Address	84-51 BEVERLY ROAD	61-61 WOODHAVEN BOULEVARD	89-10 63 DRIVE
Neighborhood	KEW GARDENS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	130	101	36
Year Built	1941	1960	1957
Gross SqFt	156,510	73,770	23,100
Estimated Gross Income	\$2,294,436	\$1,081,693	\$344,846
Gross Income per SqFt	\$14.66	\$14.66	\$14.93
Full Market Value	\$7,760,000	\$3,660,000	\$1,170,000
Market Value per SqFt	\$49.60	\$50.00	\$51.00
Distance from Cooperative in miles		2.55	2.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0058	4-03105-0028	4-03085-0008
Address	75-40 AUSTIN STREET	61-61 WOODHAVEN BOULEVARD	64-20 SAUNDERS STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	101	150
Year Built	1940	1960	1950
Gross SqFt	99,600	73,770	127,152
Estimated Gross Income	\$1,461,000	\$1,081,693	\$1,914,641
Gross Income per SqFt	\$14.67	\$14.66	\$15.06
Full Market Value	\$4,940,000	\$3,660,000	\$6,470,000
Market Value per SqFt	\$49.60	\$50.00	\$51.00
Distance from Cooperative in miles		2.00	1.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0163	4-03353-0001	4-03341-0001
Address	76-66 AUSTIN STREET	82-67 AUSTIN STREET	111-10 76 ROAD
Neighborhood	FOREST HILLS	KEW GARDENS	FOREST HILLS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	98	144	60
Year Built	1931	1927	1937
Gross SqFt	134,090	124,343	56,636
Estimated Gross Income	\$2,000,000	\$1,863,102	\$879,625
Gross Income per SqFt	\$14.92	\$14.98	\$15.53
Full Market Value	\$6,760,000	\$6,300,000	\$2,970,000
Market Value per SqFt	\$50.00	\$51.00	\$52.00
Distance from Cooperative in miles		0.50	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0186	4-03171-0001	4-03087-0021
Address	77-16 AUSTIN STREET	101-01 BOOTH STREET	65-62 SAUNDERS STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	72	62	38
Year Built	1929	1954	1954
Gross SqFt	76,681	61,242	26,400
Estimated Gross Income	\$1,105,000	\$876,046	\$373,860
Gross Income per SqFt	\$14.41	\$14.30	\$14.16
Full Market Value	\$3,740,000	\$2,960,000	\$1,160,000
Market Value per SqFt	\$48.80	\$48.00	\$43.90
Distance from Cooperative in miles		1.15	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0250	4-03322-0001	4-03322-0040
Address	78-14 AUSTIN STREET	118-18 METROPOLITAN AVENU	83-57 118 STREET
Neighborhood	FOREST HILLS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	85	186
Year Built	1932	1928	1940
Gross SqFt	58,864	77,670	212,202
Estimated Gross Income	\$729,900	\$962,956	\$2,754,793
Gross Income per SqFt	\$12.40	\$12.40	\$12.98
Full Market Value	\$2,050,000	\$2,500,000	\$8,580,000
Market Value per SqFt	\$34.80	\$32.00	\$40.40
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03334-0260	4-03161-0001	4-03175-0001
Address	118-17 UNION TURNPIKE	66-22 FLEET STREET	104-20 QUEENS BOULEVARD
Neighborhood	FOREST HILLS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	206	130	1,327
Year Built	1973	1962	1960
Gross SqFt	213,654	112,800	1,741,458
Estimated Gross Income	\$3,675,000	\$1,933,460	\$31,096,281
Gross Income per SqFt	\$17.20	\$17.14	\$17.86
Full Market Value	\$13,700,000	\$7,230,000	\$116,000,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		1.10	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03335-0023	4-03161-0001	4-03175-0001
Address	118-18 UNION TURNPIKE	66-22 FLEET STREET	104-20 QUEENS BOULEVARD
Neighborhood	KEW GARDENS	FOREST HILLS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	213	130	1,327
Year Built	1974	1962	1960
Gross SqFt	196,420	112,800	1,741,458
Estimated Gross Income	\$3,366,600	\$1,933,460	\$31,096,281
Gross Income per SqFt	\$17.14	\$17.14	\$17.86
Full Market Value	\$12,600,000	\$7,230,000	\$116,000,000
Market Value per SqFt	\$64.00	\$64.00	\$67.00
Distance from Cooperative in miles		1.30	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03337-0060	4-03171-0001	4-03321-0018
Address	82-40 AUSTIN STREET	101-01 BOOTH STREET	83-10 118 STREET
Neighborhood	KEW GARDENS	REGO PARK	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	62	79
Year Built	1953	1954	1954
Gross SqFt	55,146	61,242	74,118
Estimated Gross Income	\$788,600	\$876,046	\$1,067,498
Gross Income per SqFt	\$14.30	\$14.30	\$14.40
Full Market Value	\$2,670,000	\$2,960,000	\$3,320,000
Market Value per SqFt	\$48.40	\$48.00	\$44.80
Distance from Cooperative in miles		1.55	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03338-0030	4-03321-0018	4-03171-0001
Address	83-40 AUSTIN STREET	83-10 118 STREET	101-01 BOOTH STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	148	79	62
Year Built	1956	1954	1954
Gross SqFt	146,748	74,118	61,242
Estimated Gross Income	\$2,113,170	\$1,067,498	\$876,046
Gross Income per SqFt	\$14.40	\$14.40	\$14.30
Full Market Value	\$7,140,000	\$3,320,000	\$2,960,000
Market Value per SqFt	\$48.70	\$45.00	\$48.30
Distance from Cooperative in miles		0.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03340-0036	4-03353-0001	4-03173-0013
Address	111-39 76 ROAD	82-67 AUSTIN STREET	101-06 67 DRIVE
Neighborhood	FOREST HILLS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	61	144	61
Year Built	1938	1927	1949
Gross SqFt	52,182	124,343	70,910
Estimated Gross Income	\$777,520	\$1,863,102	\$1,072,274
Gross Income per SqFt	\$14.90	\$14.98	\$15.12
Full Market Value	\$2,630,000	\$6,300,000	\$3,630,000
Market Value per SqFt	\$50.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.60	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0024	4-03085-0008	4-03100-0026
Address	114-06 QUEENS BOULEVARD	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	150	72
Year Built	1939	1950	1953
Gross SqFt	63,636	127,152	59,532
Estimated Gross Income	\$956,000	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.02	\$15.06	\$15.23
Full Market Value	\$3,230,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		1.50	1.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0030	4-03085-0008	4-03100-0026
Address	114-20 QUEENS BOULEVARD	64-20 SAUNDERS STREET	65-74 WETHEROLE STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	150	72
Year Built	1940	1950	1953
Gross SqFt	63,636	127,152	59,532
Estimated Gross Income	\$955,800	\$1,914,641	\$906,742
Gross Income per SqFt	\$15.02	\$15.06	\$15.23
Full Market Value	\$3,230,000	\$6,470,000	\$3,070,000
Market Value per SqFt	\$51.00	\$51.00	\$52.00
Distance from Cooperative in miles		1.50	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03341-0037	4-03329-0054	4-03094-0034
Address	111-45 76 DRIVE	118-75 METROPOLITAN AVENU	63-50 WETHEROLE STREET
Neighborhood	FOREST HILLS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	54	72
Year Built	1936	1924	1936
Gross SqFt	49,000	54,300	73,620
Estimated Gross Income	\$720,300	\$793,893	\$1,056,440
Gross Income per SqFt	\$14.70	\$14.62	\$14.35
Full Market Value	\$2,440,000	\$2,470,000	\$3,570,000
Market Value per SqFt	\$49.80	\$46.00	\$48.50
Distance from Cooperative in miles		0.65	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0106	4-03353-0001	4-03173-0013
Address	83-00 LEFFERTS BOULEVARD	82-67 AUSTIN STREET	101-06 67 DRIVE
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	76	144	61
Year Built	1930	1927	1949
Gross SqFt	90,273	124,343	70,910
Estimated Gross Income	\$1,354,000	\$1,863,102	\$1,072,274
Gross Income per SqFt	\$15.00	\$14.98	\$15.12
Full Market Value	\$4,580,000	\$6,300,000	\$3,630,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.10	1.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0129	4-03353-0001	4-03093-0055
Address	83-52 TALBOT STREET	82-67 AUSTIN STREET	63-45 WETHEROLE STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	60	144	85
Year Built	1933	1927	1936
Gross SqFt	54,404	124,343	33,276
Estimated Gross Income	\$810,000	\$1,863,102	\$475,861
Gross Income per SqFt	\$14.89	\$14.98	\$14.30
Full Market Value	\$2,740,000	\$6,300,000	\$1,610,000
Market Value per SqFt	\$50.00	\$51.00	\$48.40
Distance from Cooperative in miles		0.10	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0136	4-03353-0001	4-03078-0065
Address	83-74 TALBOT STREET	82-67 AUSTIN STREET	62-65 SAUNDERS STREET
Neighborhood	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	70	144	107
Year Built	1933	1927	1941
Gross SqFt	67,136	124,343	101,304
Estimated Gross Income	\$1,000,000	\$1,863,102	\$1,503,691
Gross Income per SqFt	\$14.90	\$14.98	\$14.84
Full Market Value	\$3,380,000	\$6,300,000	\$4,680,000
Market Value per SqFt	\$50.00	\$51.00	\$46.20
Distance from Cooperative in miles		0.10	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03355-0144	4-03321-0018	4-03321-0061
Address	83-33 AUSTIN STREET	83-10 118 STREET	83-31 116 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	79	180
Year Built	1950	1954	1950
Gross SqFt	133,140	74,118	140,196
Estimated Gross Income	\$1,917,000	\$1,067,498	\$2,157,939
Gross Income per SqFt	\$14.40	\$14.40	\$15.39
Full Market Value	\$6,480,000	\$3,320,000	\$7,300,000
Market Value per SqFt	\$48.70	\$45.00	\$52.00
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03356-0023	4-03322-0043	4-03322-0111
Address	125-16 83 DRIVE	83-33 118 STREET	83-14 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	79	37
Year Built	1960	1979	1964
Gross SqFt	78,632	72,147	21,600
Estimated Gross Income	\$1,368,200	\$1,257,395	\$391,534
Gross Income per SqFt	\$17.40	\$17.43	\$18.13
Full Market Value	\$5,120,000	\$4,700,000	\$1,460,000
Market Value per SqFt	\$65.00	\$65.00	\$68.00
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03358-0040	4-03334-0299	4-03322-0014
Address	45 KEW GARDENS ROAD	77-54 AUSTIN STREET	118-40 METROPOLITAN AVENU
Neighborhood	KEW GARDENS	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	60	84
Year Built	1940	1929	1928
Gross SqFt	89,727	68,090	83,727
Estimated Gross Income	\$1,190,000	\$898,540	\$1,164,386
Gross Income per SqFt	\$13.26	\$13.20	\$13.91
Full Market Value	\$3,710,000	\$2,800,000	\$3,630,000
Market Value per SqFt	\$41.30	\$41.00	\$43.40
Distance from Cooperative in miles		0.40	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03359-0023	4-03322-0040	4-03358-0052
Address	124-30 QUEENS BOULEVARD	83-57 118 STREET	41 KEW GARDENS ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	186	48
Year Built	1948	1940	1936
Gross SqFt	150,507	212,202	49,636
Estimated Gross Income	\$1,953,000	\$2,754,793	\$711,618
Gross Income per SqFt	\$12.98	\$12.98	\$14.34
Full Market Value	\$6,080,000	\$8,580,000	\$2,410,000
Market Value per SqFt	\$40.40	\$40.00	\$48.60
Distance from Cooperative in miles		0.55	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03880-0097	4-05146-0026	4-05200-0006
Address	90-60 UNION TURNPIKE	137-20 45 AVENUE	140-16 45 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	278	149	72
Year Built	1965	1963	1996
Gross SqFt	295,340	190,510	49,340
Estimated Gross Income	\$2,855,665	\$1,785,890	\$472,265
Gross Income per SqFt	\$9.67	\$9.37	\$9.57
Full Market Value	\$6,050,000	\$4,250,000	\$1,000,000
Market Value per SqFt	\$20.48	\$22.00	\$20.27
Distance from Cooperative in miles		3.60	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0960	4-04995-0001	4-04995-0064
Address	83-55 WOODHAVEN BOULEVARD	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	390	172	120
Year Built	1954	1956	1957
Gross SqFt	385,000	191,330	129,650
Estimated Gross Income	\$4,600,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.95	\$11.95	\$12.49
Full Market Value	\$12,900,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.50	\$34.00	\$35.10
Distance from Cooperative in miles		4.40	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0970	4-04995-0064	4-04995-0001
Address	83-75 WOODHAVEN BOULEVARD	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	190	120	172
Year Built	1955	1957	1956
Gross SqFt	170,772	129,650	191,330
Estimated Gross Income	\$2,040,725	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$5,730,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		4.90	4.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-03907-0975	4-04995-0064	4-04995-0001
Address	83-85 WOODHAVEN BOULEVARD	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	GLENDALE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	288	120	172
Year Built	1954	1957	1956
Gross SqFt	310,050	129,650	191,330
Estimated Gross Income	\$3,705,100	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$10,400,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.50	\$35.00	\$33.60
Distance from Cooperative in miles		4.90	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04285-0010	4-04995-0064	4-04995-0001
Address	26-10 UNION STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	504	120	172
Year Built	1957	1957	1956
Gross SqFt	500,710	129,650	191,330
Estimated Gross Income	\$5,983,500	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$16,800,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04312-0010	4-04995-0064	4-04986-0018
Address	26-20 WHITESTONE EXPWY SR	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	120	54
Year Built	1952	1957	1959
Gross SqFt	260,961	129,650	49,000
Estimated Gross Income	\$3,209,000	\$1,618,729	\$639,972
Gross Income per SqFt	\$12.30	\$12.49	\$13.06
Full Market Value	\$9,020,000	\$4,550,000	\$1,990,000
Market Value per SqFt	\$34.60	\$35.00	\$40.60
Distance from Cooperative in miles		0.60	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04340-0010	4-04995-0064	4-04995-0001
Address	29-09 137 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	183	120	172
Year Built	1961	1957	1956
Gross SqFt	234,456	129,650	191,330
Estimated Gross Income	\$2,803,000	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.96	\$12.49	\$11.95
Full Market Value	\$7,880,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04342-0010	4-04995-0064	4-04995-0001
Address	29-08 139 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	120	172
Year Built	1952	1957	1956
Gross SqFt	184,694	129,650	191,330
Estimated Gross Income	\$2,207,100	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$6,200,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0010	4-04995-0064	4-04995-0001
Address	139-10 28 ROAD	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	120	172
Year Built	1952	1957	1956
Gross SqFt	261,776	129,650	191,330
Estimated Gross Income	\$3,128,250	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$8,790,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04343-0125	4-04995-0064	4-04995-0001
Address	139-19 31 ROAD	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	120	172
Year Built	1957	1957	1956
Gross SqFt	180,262	129,650	191,330
Estimated Gross Income	\$2,154,130	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.95	\$12.49	\$11.95
Full Market Value	\$6,050,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04371-0008	4-04995-0064	4-04995-0001
Address	29-10 137 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	208	120	172
Year Built	1960	1957	1956
Gross SqFt	265,404	129,650	191,330
Estimated Gross Income	\$3,174,230	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$11.96	\$12.49	\$11.95
Full Market Value	\$8,920,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$33.60	\$35.00	\$33.60
Distance from Cooperative in miles		0.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0035	4-04995-0001	4-04995-0064
Address	31-50 140 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	172	120
Year Built	1957	1956	1957
Gross SqFt	176,611	191,330	129,650
Estimated Gross Income	\$2,160,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.23	\$11.95	\$12.49
Full Market Value	\$6,070,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.40	\$34.00	\$35.10
Distance from Cooperative in miles		0.45	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04374-0049	4-04995-0064	4-04995-0001
Address	31-31 138 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	120	172
Year Built	1953	1957	1956
Gross SqFt	176,061	129,650	191,330
Estimated Gross Income	\$2,155,000	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$12.24	\$12.49	\$11.95
Full Market Value	\$6,060,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$34.40	\$35.00	\$33.60
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04410-0056	4-04995-0064	4-04995-0001
Address	31-30 138 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	120	172
Year Built	1959	1957	1956
Gross SqFt	187,936	129,650	191,330
Estimated Gross Income	\$2,302,000	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$12.25	\$12.49	\$11.95
Full Market Value	\$6,470,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$34.40	\$35.00	\$33.60
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04411-0001	4-04995-0064	4-04995-0001
Address	31-65 138 STREET	144-45 35 AVENUE	34-15 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	136	120	172
Year Built	1960	1957	1956
Gross SqFt	176,086	129,650	191,330
Estimated Gross Income	\$2,157,000	\$1,618,729	\$2,287,192
Gross Income per SqFt	\$12.25	\$12.49	\$11.95
Full Market Value	\$6,060,000	\$4,550,000	\$6,430,000
Market Value per SqFt	\$34.40	\$35.00	\$33.60
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04459-0062	4-04292-0060	4-05124-0002
Address	107-27 11 AVENUE	119-58 27 AVENUE	134-17 CHERRY AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	30	75
Year Built	1959	1966	1949
Gross SqFt	13,237	17,493	58,368
Estimated Gross Income	\$175,000	\$226,320	\$832,447
Gross Income per SqFt	\$13.22	\$12.94	\$14.26
Full Market Value	\$545,000	\$705,000	\$2,590,000
Market Value per SqFt	\$41.20	\$40.00	\$44.40
Distance from Cooperative in miles		1.80	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04573-0001	4-04995-0014	4-05006-0001
Address	160-15 POWELLS COVE BOULE	144-12 34 AVENUE	35-21 149 STREET
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	92	35	16
Year Built	1928	1927	1930
Gross SqFt	77,832	30,900	10,360
Estimated Gross Income	\$931,650	\$369,996	\$172,285
Gross Income per SqFt	\$11.97	\$11.97	\$16.63
Full Market Value	\$2,620,000	\$1,040,000	\$583,000
Market Value per SqFt	\$33.70	\$34.00	\$56.00
Distance from Cooperative in miles		2.25	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0041	4-03168-0013	4-04995-0064
Address	162-01 POWELLS COVE BOULE	98-30 67 AVENUE	144-45 35 AVENUE
Neighborhood	BEECHHURST	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	128	120
Year Built	1956	1954	1957
Gross SqFt	150,000	132,724	129,650
Estimated Gross Income	\$1,800,000	\$1,583,149	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.93	\$12.49
Full Market Value	\$5,060,000	\$4,450,000	\$4,550,000
Market Value per SqFt	\$33.70	\$34.00	\$35.10
Distance from Cooperative in miles		5.70	2.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0061	4-04995-0001	4-04995-0073
Address	162-21 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-27 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	172	84
Year Built	1956	1956	1969
Gross SqFt	150,000	191,330	76,140
Estimated Gross Income	\$1,800,000	\$2,287,192	\$1,232,234
Gross Income per SqFt	\$12.00	\$11.95	\$16.18
Full Market Value	\$5,060,000	\$6,430,000	\$4,170,000
Market Value per SqFt	\$33.70	\$34.00	\$55.00
Distance from Cooperative in miles		2.40	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0071	4-04995-0001	4-04995-0064
Address	162-41 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	172	120
Year Built	1956	1956	1957
Gross SqFt	150,000	191,330	129,650
Estimated Gross Income	\$1,800,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.95	\$12.49
Full Market Value	\$5,060,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.70	\$34.00	\$35.10
Distance from Cooperative in miles		2.40	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0080	4-05003-0028	4-04981-0050
Address	166-25 POWELLS COVE BOULE	144-50 35 AVENUE	33-14 PARSONS BOULEVARD
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	237	84	114
Year Built	1956	1951	1963
Gross SqFt	428,000	68,250	99,162
Estimated Gross Income	\$6,206,000	\$984,147	\$1,469,514
Gross Income per SqFt	\$14.50	\$14.42	\$14.82
Full Market Value	\$21,000,000	\$3,330,000	\$4,970,000
Market Value per SqFt	\$49.10	\$49.00	\$50.00
Distance from Cooperative in miles		2.45	2.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04574-0104	4-04995-0001	4-04995-0064
Address	166-41 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$488,300	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.95	\$12.49
Full Market Value	\$1,370,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.70	\$34.00	\$35.10
Distance from Cooperative in miles		2.40	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0001	4-04995-0001	4-04995-0064
Address	7-15 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$488,300	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.95	\$12.49
Full Market Value	\$1,370,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.70	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0023	4-04995-0001	4-04995-0064
Address	162-10 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$497,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.21	\$11.95	\$12.49
Full Market Value	\$1,400,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.40	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0024	4-04995-0001	4-04995-0064
Address	162-30 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0036	4-04995-0001	4-04995-0064
Address	7-04 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$494,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.14	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0038	4-04995-0001	4-04995-0064
Address	7-24 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$493,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.12	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0051	4-04995-0001	4-04995-0064
Address	162-31 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,440	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.20	\$11.95	\$12.49
Full Market Value	\$1,400,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.40	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04588-0052	4-04995-0001	4-04995-0064
Address	162-11 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,450	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.20	\$11.95	\$12.49
Full Market Value	\$1,400,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.40	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0066	4-04995-0001	4-04995-0064
Address	11-01 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,450	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.20	\$11.95	\$12.49
Full Market Value	\$1,400,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.40	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0075	4-04995-0001	4-04995-0064
Address	10-21 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,200	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.17	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0082	4-04995-0001	4-04995-0064
Address	10-11 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0083	4-04995-0001	4-04995-0064
Address	9-05 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0096	4-04995-0001	4-04995-0064
Address	10-01 162 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0103	4-04995-0001	4-04995-0064
Address	162-20 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0109	4-04995-0001	4-04995-0064
Address	162-40 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0118	4-04995-0001	4-04995-0064
Address	9-20 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0129	4-04995-0001	4-04995-0064
Address	10-10 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0135	4-04995-0001	4-04995-0064
Address	10-24 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04591-0145	4-04995-0001	4-04995-0064
Address	10-34 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,500	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.18	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.15	2.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0030	4-04995-0001	4-04995-0064
Address	9-05 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0034	4-04995-0001	4-04995-0064
Address	9-15 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0110	4-04995-0001	4-04995-0064
Address	168-11 12 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	50,462	191,330	129,650
Estimated Gross Income	\$603,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.95	\$11.95	\$12.49
Full Market Value	\$1,690,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.50	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0119	4-04995-0001	4-04995-0064
Address	168-01 12 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.16	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0120	4-04995-0001	4-04995-0064
Address	167-15 12 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$495,600	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.18	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0125	4-04995-0001	4-04995-0064
Address	167-05 12 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$496,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.19	\$11.95	\$12.49
Full Market Value	\$1,390,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$34.20	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04602-0131	4-04995-0001	4-04995-0064
Address	166-25 12 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$485,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.92	\$11.95	\$12.49
Full Market Value	\$1,360,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.40	\$34.00	\$35.10
Distance from Cooperative in miles		2.25	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0002	4-04995-0001	4-04995-0064
Address	7-25 166 STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0018	4-04995-0001	4-04995-0064
Address	166-10 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0019	4-04995-0001	4-04995-0064
Address	166-26 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0032	4-04995-0001	4-04995-0064
Address	166-40 POWELLS COVE BOULE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0034	4-04995-0001	4-04995-0064
Address	166-35 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04603-0048	4-04995-0001	4-04995-0064
Address	166-31 9 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	BEECHHURST	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	172	120
Year Built	1958	1956	1957
Gross SqFt	40,692	191,330	129,650
Estimated Gross Income	\$490,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.04	\$11.95	\$12.49
Full Market Value	\$1,380,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.90	\$34.00	\$35.10
Distance from Cooperative in miles		2.30	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04717-0001	4-04986-0018	4-05022-0008
Address	151-05 CROSS ISLE PARKWAY	147-11 34 AVENUE	38-15 BOWNE STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	54	62
Year Built	1965	1959	1962
Gross SqFt	73,690	49,000	48,786
Estimated Gross Income	\$970,856	\$639,972	\$653,179
Gross Income per SqFt	\$13.17	\$13.06	\$13.39
Full Market Value	\$3,020,000	\$1,990,000	\$2,030,000
Market Value per SqFt	\$41.00	\$41.00	\$41.60
Distance from Cooperative in miles		1.50	1.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04742-0022	4-04229-0012	4-04292-0060
Address	158-06 CROSS ISLAND PKWY	23-39 125 STREET	119-58 27 AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	30
Year Built	1951	1950	1966
Gross SqFt	10,700	10,200	17,493
Estimated Gross Income	\$146,066	\$139,354	\$226,320
Gross Income per SqFt	\$13.65	\$13.66	\$12.94
Full Market Value	\$455,000	\$434,000	\$705,000
Market Value per SqFt	\$42.50	\$43.00	\$40.30
Distance from Cooperative in miles		2.10	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04743-0001	4-04229-0012	4-04292-0060
Address	159-03 16 AVENUE	23-39 125 STREET	119-58 27 AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	12	30
Year Built	1951	1950	1966
Gross SqFt	42,382	10,200	17,493
Estimated Gross Income	\$579,000	\$139,354	\$226,320
Gross Income per SqFt	\$13.66	\$13.66	\$12.94
Full Market Value	\$1,800,000	\$434,000	\$705,000
Market Value per SqFt	\$42.50	\$43.00	\$40.30
Distance from Cooperative in miles		2.15	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04744-0028	4-04229-0012	4-04292-0060
Address	16-02 160 STREET	23-39 125 STREET	119-58 27 AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	80	12	30
Year Built	1951	1950	1966
Gross SqFt	67,636	10,200	17,493
Estimated Gross Income	\$923,200	\$139,354	\$226,320
Gross Income per SqFt	\$13.65	\$13.66	\$12.94
Full Market Value	\$2,870,000	\$434,000	\$705,000
Market Value per SqFt	\$42.40	\$43.00	\$40.30
Distance from Cooperative in miles		2.10	2.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04746-0035	4-04229-0012	4-04292-0060
Address	157-50 17 AVENUE	23-39 125 STREET	119-58 27 AVENUE
Neighborhood	WHITESTONE	COLLEGE POINT	COLLEGE POINT
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	12	30
Year Built	1951	1950	1966
Gross SqFt	32,216	10,200	17,493
Estimated Gross Income	\$440,000	\$139,354	\$226,320
Gross Income per SqFt	\$13.66	\$13.66	\$12.94
Full Market Value	\$1,370,000	\$434,000	\$705,000
Market Value per SqFt	\$42.50	\$43.00	\$40.30
Distance from Cooperative in miles		2.10	2.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04747-0038	4-05964-0001	4-06268-0001
Address	157-58 17 ROAD	28-16 FRANCIS LEWIS BOULE	204-02 43 AVENUE
Neighborhood	WHITESTONE	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	11	24	27
Year Built	1961	1950	1948
Gross SqFt	4,200	14,379	20,400
Estimated Gross Income	\$76,500	\$259,942	\$375,392
Gross Income per SqFt	\$18.21	\$18.08	\$18.40
Full Market Value	\$286,000	\$972,000	\$1,400,000
Market Value per SqFt	\$68.00	\$68.00	\$69.00
Distance from Cooperative in miles		0.90	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04754-0001	4-04677-0005	4-03104-0023
Address	160-01 16 AVENUE	149-15 25 AVENUE	63-70 AUSTIN STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	REGO PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	132	25	84
Year Built	1951	1951	1950
Gross SqFt	118,024	19,188	75,246
Estimated Gross Income	\$1,393,000	\$226,495	\$987,451
Gross Income per SqFt	\$11.80	\$11.80	\$13.12
Full Market Value	\$3,910,000	\$637,000	\$3,070,000
Market Value per SqFt	\$33.10	\$33.00	\$40.80
Distance from Cooperative in miles		1.00	5.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04756-0001	4-04229-0012	4-03094-0005
Address	16-37 160 STREET	23-39 125 STREET	63-19 AUSTIN STREET
Neighborhood	WHITESTONE	COLLEGE POINT	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	176	12	95
Year Built	1951	1950	1948
Gross SqFt	158,640	10,200	72,000
Estimated Gross Income	\$2,167,000	\$139,354	\$1,065,275
Gross Income per SqFt	\$13.66	\$13.66	\$14.80
Full Market Value	\$6,750,000	\$434,000	\$3,600,000
Market Value per SqFt	\$42.50	\$43.00	\$50.00
Distance from Cooperative in miles		2.25	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04758-0010	4-04229-0012	4-03094-0005
Address	18-09 160 STREET	23-39 125 STREET	63-19 AUSTIN STREET
Neighborhood	WHITESTONE	COLLEGE POINT	REGO PARK
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	140	12	95
Year Built	1951	1950	1948
Gross SqFt	123,221	10,200	72,000
Estimated Gross Income	\$1,683,200	\$139,354	\$1,065,275
Gross Income per SqFt	\$13.66	\$13.66	\$14.80
Full Market Value	\$5,240,000	\$434,000	\$3,600,000
Market Value per SqFt	\$42.50	\$43.00	\$50.00
Distance from Cooperative in miles		2.20	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04767-0001	4-03094-0005	4-04229-0012
Address	16-31 163 STREET	63-19 AUSTIN STREET	23-39 125 STREET
Neighborhood	WHITESTONE	REGO PARK	COLLEGE POINT
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	32	95	12
Year Built	1951	1948	1950
Gross SqFt	26,272	72,000	10,200
Estimated Gross Income	\$359,000	\$1,065,275	\$139,354
Gross Income per SqFt	\$13.66	\$14.80	\$13.66
Full Market Value	\$1,120,000	\$3,600,000	\$434,000
Market Value per SqFt	\$42.60	\$50.00	\$42.50
Distance from Cooperative in miles		5.10	2.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04769-0001	4-04995-0001	4-04995-0064
Address	25-11 UNION STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	172	120
Year Built	1954	1956	1957
Gross SqFt	201,824	191,330	129,650
Estimated Gross Income	\$2,411,900	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.95	\$11.95	\$12.49
Full Market Value	\$6,780,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.60	\$34.00	\$35.10
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04772-0001	4-04995-0001	4-04995-0064
Address	26-21 UNION STREET	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	384	172	120
Year Built	1954	1956	1957
Gross SqFt	382,016	191,330	129,650
Estimated Gross Income	\$4,565,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.95	\$11.95	\$12.49
Full Market Value	\$12,800,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.50	\$34.00	\$35.10
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04781-0001	4-04995-0001	4-04995-0064
Address	26-15 PARSONS BOULEVARD	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	172	120
Year Built	1954	1956	1957
Gross SqFt	51,745	191,330	129,650
Estimated Gross Income	\$618,400	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.95	\$11.95	\$12.49
Full Market Value	\$1,740,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.60	\$34.00	\$35.10
Distance from Cooperative in miles		0.50	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04782-0001	4-04995-0001	4-04995-0064
Address	27-05 PARSONS BOULEVARD	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	172	120
Year Built	1954	1956	1957
Gross SqFt	51,538	191,330	129,650
Estimated Gross Income	\$618,456	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.95	\$12.49
Full Market Value	\$1,740,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.80	\$34.00	\$35.10
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04788-0008	4-04995-0001	4-04995-0064
Address	30-11 PARSONS BOULEVARD	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	105	172	120
Year Built	1952	1956	1957
Gross SqFt	122,514	191,330	129,650
Estimated Gross Income	\$1,465,000	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$11.96	\$11.95	\$12.49
Full Market Value	\$4,120,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.60	\$34.00	\$35.10
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0060	4-05294-0013	4-05182-0015
Address	33-38 PARSONS BOULEVARD	36-19 167 STREET	142-02 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	65	55
Year Built	1937	1938	1929
Gross SqFt	52,200	70,569	50,909
Estimated Gross Income	\$671,300	\$875,772	\$699,869
Gross Income per SqFt	\$12.86	\$12.41	\$13.75
Full Market Value	\$2,090,000	\$2,460,000	\$2,180,000
Market Value per SqFt	\$40.00	\$35.00	\$42.80
Distance from Cooperative in miles		1.45	0.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04981-0078	4-04995-0001	4-04995-0064
Address	140-33 34 AVENUE	34-15 PARSONS BOULEVARD	144-45 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	172	120
Year Built	1960	1956	1957
Gross SqFt	118,746	191,330	129,650
Estimated Gross Income	\$1,424,950	\$2,287,192	\$1,618,729
Gross Income per SqFt	\$12.00	\$11.95	\$12.49
Full Market Value	\$4,000,000	\$6,430,000	\$4,550,000
Market Value per SqFt	\$33.70	\$34.00	\$35.10
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04994-0051	4-05016-0011	4-05022-0008
Address	34-20 PARSONS BOULEVARD	37-07 147 STREET	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	95	62
Year Built	1962	1962	1962
Gross SqFt	130,500	80,173	48,786
Estimated Gross Income	\$1,760,150	\$1,099,025	\$653,179
Gross Income per SqFt	\$13.49	\$13.71	\$13.39
Full Market Value	\$5,480,000	\$3,420,000	\$2,030,000
Market Value per SqFt	\$42.00	\$43.00	\$41.60
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04995-0058	4-04981-0050	4-04994-0078
Address	144-63 35 AVENUE	33-14 PARSONS BOULEVARD	139-55 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	114	90
Year Built	1967	1963	1967
Gross SqFt	72,000	99,162	79,050
Estimated Gross Income	\$1,080,000	\$1,469,514	\$1,243,817
Gross Income per SqFt	\$15.00	\$14.82	\$15.73
Full Market Value	\$3,650,000	\$4,970,000	\$4,210,000
Market Value per SqFt	\$51.00	\$50.00	\$53.00
Distance from Cooperative in miles		0.20	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-04999-0033	4-03342-0022	4-03321-0018
Address	149-43 35 AVENUE	111-46 76 DRIVE	83-10 118 STREET
Neighborhood	FLUSHING-NORTH	FOREST HILLS	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	24	79
Year Built	1962	1966	1954
Gross SqFt	59,300	21,396	74,118
Estimated Gross Income	\$853,000	\$313,237	\$1,067,498
Gross Income per SqFt	\$14.38	\$14.64	\$14.40
Full Market Value	\$2,880,000	\$1,060,000	\$3,320,000
Market Value per SqFt	\$48.60	\$50.00	\$44.80
Distance from Cooperative in miles		3.70	4.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05001-0001	4-05015-0008	4-05048-0001
Address	34-25 150 PLACE	37-05 PARSONS BOULEVARD	143-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	76	39	168
Year Built	1962	1931	1950
Gross SqFt	65,850	33,000	161,048
Estimated Gross Income	\$905,440	\$443,448	\$2,230,730
Gross Income per SqFt	\$13.75	\$13.44	\$13.85
Full Market Value	\$2,820,000	\$1,380,000	\$6,950,000
Market Value per SqFt	\$42.80	\$42.00	\$43.20
Distance from Cooperative in miles		0.45	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0042	4-05048-0001	4-05016-0011
Address	139-50 35 AVENUE	143-09 BARCLAY AVENUE	37-07 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	168	95
Year Built	1959	1950	1962
Gross SqFt	117,420	161,048	80,173
Estimated Gross Income	\$1,620,300	\$2,230,730	\$1,099,025
Gross Income per SqFt	\$13.80	\$13.85	\$13.71
Full Market Value	\$5,050,000	\$6,950,000	\$3,420,000
Market Value per SqFt	\$43.00	\$43.00	\$42.70
Distance from Cooperative in miles		0.40	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05002-0087	4-05190-0014	4-05182-0015
Address	141-25 NORTHERN BOULEVARD	42-66 PHLOX PLACE	142-02 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	175	65	55
Year Built	1937	1930	1929
Gross SqFt	151,000	62,954	50,909
Estimated Gross Income	\$1,963,000	\$814,462	\$699,869
Gross Income per SqFt	\$13.00	\$12.94	\$13.75
Full Market Value	\$6,110,000	\$2,540,000	\$2,180,000
Market Value per SqFt	\$40.50	\$40.00	\$42.80
Distance from Cooperative in miles		0.70	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0011	4-05190-0014	4-05182-0044
Address	35-05 PARSONS BOULEVARD	42-66 PHLOX PLACE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	65	126
Year Built	1938	1930	1950
Gross SqFt	39,700	62,954	104,000
Estimated Gross Income	\$514,115	\$814,462	\$1,360,910
Gross Income per SqFt	\$12.95	\$12.94	\$13.09
Full Market Value	\$1,600,000	\$2,540,000	\$4,240,000
Market Value per SqFt	\$40.30	\$40.00	\$40.80
Distance from Cooperative in miles		0.65	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05003-0015	4-05190-0014	4-05182-0044
Address	144-16 35 AVENUE	42-66 PHLOX PLACE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	42	65	126
Year Built	1938	1930	1950
Gross SqFt	35,880	62,954	104,000
Estimated Gross Income	\$466,440	\$814,462	\$1,360,910
Gross Income per SqFt	\$13.00	\$12.94	\$13.09
Full Market Value	\$1,450,000	\$2,540,000	\$4,240,000
Market Value per SqFt	\$40.40	\$40.00	\$40.80
Distance from Cooperative in miles		0.65	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0001	4-05181-0028	4-05181-0036
Address	149-35 NORTHERN BOULEVARD	142-30 SANFORD AVENUE	142-46 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	146	106	64
Year Built	1959	1955	1921
Gross SqFt	135,480	106,415	53,727
Estimated Gross Income	\$1,398,000	\$1,099,184	\$567,730
Gross Income per SqFt	\$10.32	\$10.33	\$10.57
Full Market Value	\$3,620,000	\$2,850,000	\$1,470,000
Market Value per SqFt	\$26.70	\$27.00	\$27.40
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05007-0022	4-04995-0064	4-04986-0018
Address	35-10 150 STREET	144-45 35 AVENUE	147-11 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	120	54
Year Built	1963	1957	1959
Gross SqFt	102,140	129,650	49,000
Estimated Gross Income	\$1,276,750	\$1,618,729	\$639,972
Gross Income per SqFt	\$12.50	\$12.49	\$13.06
Full Market Value	\$3,590,000	\$4,550,000	\$1,990,000
Market Value per SqFt	\$35.10	\$35.00	\$40.60
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05012-0051	4-05012-0021	4-05048-0025
Address	36-20 PARSONS BOULEVARD	36-11 BOWNE STREET	143-48 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D8-ELEVATOR	D3-ELEVATOR
Total Units	42	71	52
Year Built	1931	1925	1930
Gross SqFt	37,650	64,612	58,810
Estimated Gross Income	\$382,530	\$675,009	\$794,000
Gross Income per SqFt	\$10.16	\$10.45	\$13.50
Full Market Value	\$910,000	\$1,750,000	\$2,470,000
Market Value per SqFt	\$24.17	\$27.00	\$42.00
Distance from Cooperative in miles		0.00	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05015-0012	4-05016-0011	4-05042-0066
Address	144-24 37 AVENUE	37-07 147 STREET	133-21 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	95	88
Year Built	1967	1962	1963
Gross SqFt	75,558	80,173	68,257
Estimated Gross Income	\$1,010,000	\$1,099,025	\$928,563
Gross Income per SqFt	\$13.37	\$13.71	\$13.60
Full Market Value	\$3,150,000	\$3,420,000	\$2,890,000
Market Value per SqFt	\$41.70	\$43.00	\$42.30
Distance from Cooperative in miles		0.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05016-0007	4-05025-0001	4-05022-0008
Address	147-35 38 AVENUE	144-15 41 AVENUE	38-15 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	111	62
Year Built	1951	1962	1962
Gross SqFt	200,466	129,838	48,786
Estimated Gross Income	\$2,577,900	\$1,629,941	\$653,179
Gross Income per SqFt	\$12.86	\$12.55	\$13.39
Full Market Value	\$8,030,000	\$4,580,000	\$2,030,000
Market Value per SqFt	\$40.10	\$35.00	\$41.60
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05019-0101	4-04956-0013	4-05121-0011
Address	136-39 41 AVENUE	139-06 34 ROAD	41-63 FRAME PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	91	64
Year Built	1928	1931	1928
Gross SqFt	44,962	59,000	54,624
Estimated Gross Income	\$539,540	\$719,094	\$664,531
Gross Income per SqFt	\$12.00	\$12.19	\$12.17
Full Market Value	\$1,520,000	\$2,020,000	\$1,870,000
Market Value per SqFt	\$33.80	\$34.00	\$34.20
Distance from Cooperative in miles		0.45	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05020-0001	4-05053-0011	4-05040-0019
Address	142-05 ROOSEVELT AVENUE	147-25 SANFORD AVENUE	132-35 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	235	90	204
Year Built	1965	1963	1958
Gross SqFt	276,203	76,649	190,882
Estimated Gross Income	\$3,424,000	\$952,948	\$2,407,526
Gross Income per SqFt	\$12.40	\$12.43	\$12.61
Full Market Value	\$9,620,000	\$2,680,000	\$6,770,000
Market Value per SqFt	\$34.80	\$35.00	\$35.50
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0018	4-05025-0001	4-05049-0027
Address	143-30 ROOSEVELT AVENUE	144-15 41 AVENUE	41-40 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	111	50
Year Built	1961	1962	1954
Gross SqFt	87,147	129,838	40,000
Estimated Gross Income	\$1,093,000	\$1,629,941	\$511,352
Gross Income per SqFt	\$12.54	\$12.55	\$12.78
Full Market Value	\$3,070,000	\$4,580,000	\$1,590,000
Market Value per SqFt	\$35.20	\$35.00	\$39.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0024	4-05025-0001	4-05049-0027
Address	143-40 ROOSEVELT AVENUE	144-15 41 AVENUE	41-40 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	91	111	50
Year Built	1962	1962	1954
Gross SqFt	89,776	129,838	40,000
Estimated Gross Income	\$1,131,000	\$1,629,941	\$511,352
Gross Income per SqFt	\$12.60	\$12.55	\$12.78
Full Market Value	\$3,180,000	\$4,580,000	\$1,590,000
Market Value per SqFt	\$35.40	\$35.00	\$39.80
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0035	4-05049-0027	4-05025-0001
Address	14-35 41 AVENUE	41-40 PARSONS BOULEVARD	144-15 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	50	111
Year Built	1963	1954	1962
Gross SqFt	55,603	40,000	129,838
Estimated Gross Income	\$705,000	\$511,352	\$1,629,941
Gross Income per SqFt	\$12.68	\$12.78	\$12.55
Full Market Value	\$2,200,000	\$1,590,000	\$4,580,000
Market Value per SqFt	\$39.60	\$40.00	\$35.30
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05023-0039	4-05025-0001	4-05049-0027
Address	143-43 41 AVENUE	144-15 41 AVENUE	41-40 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	111	50
Year Built	1960	1962	1954
Gross SqFt	72,901	129,838	40,000
Estimated Gross Income	\$911,250	\$1,629,941	\$511,352
Gross Income per SqFt	\$12.50	\$12.55	\$12.78
Full Market Value	\$2,560,000	\$4,580,000	\$1,590,000
Market Value per SqFt	\$35.10	\$35.00	\$39.80
Distance from Cooperative in miles		0.15	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0001	4-05048-0001	4-05046-0037
Address	38-25 PARSONS BOULEVARD	143-09 BARCLAY AVENUE	142-27 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	113	168	50
Year Built	1962	1950	1962
Gross SqFt	103,710	161,048	38,191
Estimated Gross Income	\$1,436,000	\$2,230,730	\$532,032
Gross Income per SqFt	\$13.85	\$13.85	\$13.93
Full Market Value	\$4,470,000	\$6,950,000	\$1,660,000
Market Value per SqFt	\$43.10	\$43.00	\$43.50
Distance from Cooperative in miles		0.20	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05024-0024	4-05101-0061	4-05024-0080
Address	144-40 38 AVENUE	132-25 MAPLE AVENUE	144-25 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	180	158
Year Built	1950	1957	1962
Gross SqFt	151,084	161,520	128,901
Estimated Gross Income	\$1,963,000	\$2,049,773	\$1,630,000
Gross Income per SqFt	\$12.99	\$12.69	\$12.65
Full Market Value	\$6,110,000	\$6,380,000	\$4,580,000
Market Value per SqFt	\$40.40	\$40.00	\$35.50
Distance from Cooperative in miles		0.80	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05025-0020	4-05025-0050	4-05048-0001
Address	144-30 ROOSEVELT AVENUE	144-67 41 AVENUE	143-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	99	208	168
Year Built	1962	1962	1950
Gross SqFt	86,576	189,748	161,048
Estimated Gross Income	\$1,173,100	\$2,569,465	\$2,230,730
Gross Income per SqFt	\$13.55	\$13.54	\$13.85
Full Market Value	\$3,650,000	\$8,000,000	\$6,950,000
Market Value per SqFt	\$42.20	\$42.00	\$43.20
Distance from Cooperative in miles		0.00	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05026-0007	4-05024-0075	4-05024-0071
Address	138-11 ROOSEVELT AVENUE	144-41 ROOSEVELT AVENUE	144-53 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	20	20
Year Built	1940	1930	1931
Gross SqFt	50,021	12,768	11,970
Estimated Gross Income	\$780,000	\$193,464	\$199,975
Gross Income per SqFt	\$15.59	\$15.15	\$16.71
Full Market Value	\$2,640,000	\$654,000	\$676,000
Market Value per SqFt	\$53.00	\$51.00	\$56.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05028-0007	4-05146-0036	4-05146-0001
Address	38-15 149 STREET	37-60 45 AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	108	256	148
Year Built	1955	1955	1963
Gross SqFt	114,151	261,919	131,187
Estimated Gross Income	\$1,302,000	\$2,978,158	\$1,747,887
Gross Income per SqFt	\$11.41	\$11.37	\$13.32
Full Market Value	\$3,660,000	\$7,720,000	\$5,440,000
Market Value per SqFt	\$32.10	\$30.00	\$41.50
Distance from Cooperative in miles		0.95	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05040-0032	4-05042-0066	4-05048-0001
Address	41-34 FRAME PLACE	133-21 SANFORD AVENUE	143-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	88	168
Year Built	1963	1963	1950
Gross SqFt	51,480	68,257	161,048
Estimated Gross Income	\$700,120	\$928,563	\$2,230,730
Gross Income per SqFt	\$13.60	\$13.60	\$13.85
Full Market Value	\$2,180,000	\$2,890,000	\$6,950,000
Market Value per SqFt	\$42.30	\$42.00	\$43.20
Distance from Cooperative in miles		0.15	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0023	4-05042-0066	4-05046-0037
Address	133-27 SANFORD AVENUE	133-21 SANFORD AVENUE	142-27 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	35	88	50
Year Built	1952	1963	1962
Gross SqFt	36,362	68,257	38,191
Estimated Gross Income	\$494,525	\$928,563	\$532,032
Gross Income per SqFt	\$13.60	\$13.60	\$13.93
Full Market Value	\$1,540,000	\$2,890,000	\$1,660,000
Market Value per SqFt	\$42.40	\$42.00	\$43.50
Distance from Cooperative in miles		0.00	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05042-0057	4-05307-0024	4-05101-0061
Address	133-33 SANFORD AVENUE	189-14 CROCHERON AVENUE	132-25 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	109	180
Year Built	1935	1956	1957
Gross SqFt	49,532	96,881	161,520
Estimated Gross Income	\$624,000	\$1,220,262	\$2,049,773
Gross Income per SqFt	\$12.60	\$12.60	\$12.69
Full Market Value	\$1,750,000	\$3,430,000	\$6,380,000
Market Value per SqFt	\$35.30	\$35.00	\$39.50
Distance from Cooperative in miles		2.00	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05046-0010	4-05101-0022	4-05048-0029
Address	142-20 41 AVENUE	132-40 SANFORD AVENUE	41-08 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	63	94	83
Year Built	1958	1962	1932
Gross SqFt	65,922	83,830	58,282
Estimated Gross Income	\$880,000	\$1,117,186	\$786,570
Gross Income per SqFt	\$13.35	\$13.33	\$13.50
Full Market Value	\$2,740,000	\$3,480,000	\$2,450,000
Market Value per SqFt	\$41.60	\$42.00	\$42.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05048-0019	4-05042-0066	4-05025-0050
Address	143-40 41 AVENUE	133-21 SANFORD AVENUE	144-67 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	88	208
Year Built	1962	1963	1962
Gross SqFt	65,781	68,257	189,748
Estimated Gross Income	\$892,000	\$928,563	\$2,569,465
Gross Income per SqFt	\$13.56	\$13.60	\$13.54
Full Market Value	\$2,780,000	\$2,890,000	\$8,000,000
Market Value per SqFt	\$42.30	\$42.00	\$42.20
Distance from Cooperative in miles		0.45	0.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0001	4-05040-0019	4-05048-0001
Address	143-07 SANFORD AVENUE	132-35 SANFORD AVENUE	143-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	80	204	168
Year Built	1940	1958	1950
Gross SqFt	77,205	190,882	161,048
Estimated Gross Income	\$972,000	\$2,407,526	\$2,230,730
Gross Income per SqFt	\$12.59	\$12.61	\$13.85
Full Market Value	\$2,730,000	\$6,770,000	\$6,950,000
Market Value per SqFt	\$35.40	\$36.00	\$43.20
Distance from Cooperative in miles		0.55	0.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0019	4-05040-0019	4-05046-0006
Address	143-36 BARCLAY AVENUE	132-35 SANFORD AVENUE	142-12 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	55	204	45
Year Built	1957	1958	1968
Gross SqFt	52,520	190,882	41,398
Estimated Gross Income	\$658,250	\$2,407,526	\$534,455
Gross Income per SqFt	\$12.53	\$12.61	\$12.91
Full Market Value	\$1,850,000	\$6,770,000	\$1,660,000
Market Value per SqFt	\$35.20	\$36.00	\$40.10
Distance from Cooperative in miles		0.55	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05049-0023	4-05048-0001	4-05044-0063
Address	143-50 BARCLAY AVENUE	143-09 BARCLAY AVENUE	138-47 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	168	66
Year Built	1986	1950	1996
Gross SqFt	33,600	161,048	71,456
Estimated Gross Income	\$470,000	\$2,230,730	\$1,024,991
Gross Income per SqFt	\$13.99	\$13.85	\$14.34
Full Market Value	\$1,460,000	\$6,950,000	\$3,470,000
Market Value per SqFt	\$43.50	\$43.00	\$48.60
Distance from Cooperative in miles		0.05	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0020	4-05101-0022	4-05048-0001
Address	144-44 41 AVENUE	132-40 SANFORD AVENUE	143-09 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	97	94	168
Year Built	1951	1962	1950
Gross SqFt	78,622	83,830	161,048
Estimated Gross Income	\$1,048,000	\$1,117,186	\$2,230,730
Gross Income per SqFt	\$13.33	\$13.33	\$13.85
Full Market Value	\$3,260,000	\$3,480,000	\$6,950,000
Market Value per SqFt	\$41.50	\$42.00	\$43.20
Distance from Cooperative in miles		0.75	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05050-0031	4-05052-0036	
Address	144-70 41 AVENUE	147-10 147 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	103	115	
Year Built	1962	1960	
Gross SqFt	95,720	105,913	
Estimated Gross Income	\$1,287,400	\$1,537,751	
Gross Income per SqFt	\$13.45	\$14.52	
Full Market Value	\$4,010,000	\$5,200,000	
Market Value per SqFt	\$41.90	\$49.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0001	4-05052-0036	4-05046-0040
Address	144-07 SANFORD AVENUE	147-10 147 STREET	142-19 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	115	63
Year Built	1951	1960	1959
Gross SqFt	71,036	105,913	58,399
Estimated Gross Income	\$1,030,000	\$1,537,751	\$844,317
Gross Income per SqFt	\$14.50	\$14.52	\$14.46
Full Market Value	\$3,480,000	\$5,200,000	\$2,630,000
Market Value per SqFt	\$49.00	\$49.00	\$45.00
Distance from Cooperative in miles		0.15	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05051-0020	4-05052-0036	4-05046-0040
Address	144-41 SANFORD AVENUE	147-10 147 STREET	142-19 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	115	63
Year Built	1951	1960	1959
Gross SqFt	108,239	105,913	58,399
Estimated Gross Income	\$1,569,460	\$1,537,751	\$844,317
Gross Income per SqFt	\$14.50	\$14.52	\$14.46
Full Market Value	\$5,310,000	\$5,200,000	\$2,630,000
Market Value per SqFt	\$49.10	\$49.00	\$45.00
Distance from Cooperative in miles		0.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0029	4-05146-0001	4-05145-0024
Address	134-54 MAPLE AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	148	138
Year Built	1962	1963	1963
Gross SqFt	147,897	131,187	119,818
Estimated Gross Income	\$1,975,000	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.35	\$13.32	\$13.84
Full Market Value	\$6,150,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$41.60	\$42.00	\$43.10
Distance from Cooperative in miles		0.45	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05122-0046	4-05145-0001	4-05122-0022
Address	134-25 FRANKLIN AVENUE	44-35 COLDEN STREET	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	154	71	64
Year Built	1962	1962	1963
Gross SqFt	171,319	60,338	51,450
Estimated Gross Income	\$2,284,000	\$868,814	\$745,573
Gross Income per SqFt	\$13.33	\$14.40	\$14.49
Full Market Value	\$7,110,000	\$2,940,000	\$2,520,000
Market Value per SqFt	\$41.50	\$49.00	\$49.00
Distance from Cooperative in miles		0.40	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05123-0051	4-05146-0001	4-05145-0024
Address	134-30 FRANKLIN AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	186	148	138
Year Built	1952	1963	1963
Gross SqFt	175,941	131,187	119,818
Estimated Gross Income	\$2,375,190	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.50	\$13.32	\$13.84
Full Market Value	\$7,400,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$42.10	\$42.00	\$43.10
Distance from Cooperative in miles		0.40	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0024	4-05145-0024	4-05146-0001
Address	136-30 SANFORD AVENUE	44-15 COLDEN STREET	45-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	138	148
Year Built	1956	1963	1963
Gross SqFt	85,336	119,818	131,187
Estimated Gross Income	\$1,153,000	\$1,657,994	\$1,747,887
Gross Income per SqFt	\$13.51	\$13.84	\$13.32
Full Market Value	\$3,590,000	\$5,160,000	\$5,440,000
Market Value per SqFt	\$42.10	\$43.00	\$41.50
Distance from Cooperative in miles		0.40	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05134-0059	4-05121-0050	4-05122-0022
Address	136-35 MAPLE AVENUE	134-37 MAPLE AVENUE	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	64
Year Built	1973	1968	1963
Gross SqFt	35,469	33,490	51,450
Estimated Gross Income	\$517,000	\$500,939	\$745,573
Gross Income per SqFt	\$14.58	\$14.96	\$14.49
Full Market Value	\$1,750,000	\$1,690,000	\$2,520,000
Market Value per SqFt	\$49.30	\$50.00	\$49.00
Distance from Cooperative in miles		0.10	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0044	4-05307-0024	4-05330-0001
Address	138-15 FRANKLIN AVENUE	189-14 CROCHERON AVENUE	157-11 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	194	109	86
Year Built	1964	1956	1926
Gross SqFt	210,268	96,881	71,150
Estimated Gross Income	\$2,650,000	\$1,220,262	\$930,497
Gross Income per SqFt	\$12.60	\$12.60	\$13.08
Full Market Value	\$7,450,000	\$3,430,000	\$2,900,000
Market Value per SqFt	\$35.40	\$35.00	\$40.80
Distance from Cooperative in miles		1.85	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05135-0057	4-05101-0061	4-05053-0011
Address	137-05 FRANKLIN AVENUE	132-25 MAPLE AVENUE	147-25 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	122	180	90
Year Built	1962	1957	1963
Gross SqFt	89,975	161,520	76,649
Estimated Gross Income	\$1,111,000	\$2,049,773	\$952,948
Gross Income per SqFt	\$12.35	\$12.69	\$12.43
Full Market Value	\$3,120,000	\$6,380,000	\$2,680,000
Market Value per SqFt	\$34.70	\$40.00	\$35.00
Distance from Cooperative in miles		0.25	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0037	4-05958-0030	4-05025-0064
Address	42-42 COLDEN STREET	23-50 WATERS EDGE DRIVE	144-45 41 AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	162	121	137
Year Built	1962	1969	1962
Gross SqFt	144,768	146,525	107,761
Estimated Gross Income	\$2,335,000	\$2,365,393	\$1,741,704
Gross Income per SqFt	\$16.13	\$16.14	\$16.16
Full Market Value	\$7,890,000	\$8,000,000	\$5,890,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		3.35	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05136-0050	4-04986-0018	4-05145-0024
Address	42-95 MAIN STREET	147-11 34 AVENUE	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	54	138
Year Built	1959	1959	1963
Gross SqFt	54,805	49,000	119,818
Estimated Gross Income	\$736,000	\$639,972	\$1,657,994
Gross Income per SqFt	\$13.43	\$13.06	\$13.84
Full Market Value	\$2,290,000	\$1,990,000	\$5,160,000
Market Value per SqFt	\$41.80	\$41.00	\$43.10
Distance from Cooperative in miles		1.05	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0011	4-05145-0001	4-05137-0084
Address	42-55 COLDEN STREET	44-35 COLDEN STREET	43-32 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	284	71	287
Year Built	1962	1962	1962
Gross SqFt	270,499	60,338	267,554
Estimated Gross Income	\$3,935,000	\$868,814	\$4,040,352
Gross Income per SqFt	\$14.55	\$14.40	\$15.10
Full Market Value	\$13,300,000	\$2,940,000	\$13,700,000
Market Value per SqFt	\$49.20	\$49.00	\$51.00
Distance from Cooperative in miles		0.15	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0055	4-05003-0028	4-04981-0050
Address	138-10 FRANKLIN AVENUE	144-50 35 AVENUE	33-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	194	84	114
Year Built	1961	1951	1963
Gross SqFt	226,160	68,250	99,162
Estimated Gross Income	\$3,302,000	\$984,147	\$1,469,514
Gross Income per SqFt	\$14.60	\$14.42	\$14.82
Full Market Value	\$11,200,000	\$3,330,000	\$4,970,000
Market Value per SqFt	\$49.50	\$49.00	\$50.00
Distance from Cooperative in miles		0.85	0.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05137-0067	4-05003-0028	4-04981-0050
Address	43-10 KISSENA BOULEVARD	144-50 35 AVENUE	33-14 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	198	84	114
Year Built	1962	1951	1963
Gross SqFt	226,136	68,250	99,162
Estimated Gross Income	\$3,301,000	\$984,147	\$1,469,514
Gross Income per SqFt	\$14.60	\$14.42	\$14.82
Full Market Value	\$11,200,000	\$3,330,000	\$4,970,000
Market Value per SqFt	\$49.50	\$49.00	\$50.00
Distance from Cooperative in miles		0.85	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0055	4-05146-0001	4-05145-0024
Address	138-70 ELDER AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	148	138
Year Built	1963	1963	1963
Gross SqFt	130,326	131,187	119,818
Estimated Gross Income	\$1,737,250	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.33	\$13.32	\$13.84
Full Market Value	\$5,410,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$41.50	\$42.00	\$43.10
Distance from Cooperative in miles		0.10	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05145-0068	4-05145-0024	4-05122-0022
Address	137-77 KISSENA BOULEVARD	44-15 COLDEN STREET	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	138	64
Year Built	1973	1963	1963
Gross SqFt	67,059	119,818	51,450
Estimated Gross Income	\$929,000	\$1,657,994	\$745,573
Gross Income per SqFt	\$13.85	\$13.84	\$14.49
Full Market Value	\$2,890,000	\$5,160,000	\$2,520,000
Market Value per SqFt	\$43.10	\$43.00	\$49.00
Distance from Cooperative in miles		0.00	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05146-0027	4-05146-0001	4-05145-0024
Address	137-40 45 AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	148	138
Year Built	1966	1963	1963
Gross SqFt	77,822	131,187	119,818
Estimated Gross Income	\$1,038,900	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.35	\$13.32	\$13.84
Full Market Value	\$3,240,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$41.60	\$42.00	\$43.10
Distance from Cooperative in miles		0.00	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0001	4-05146-0001	4-05145-0001
Address	42-65 KISSENA BOULEVARD	45-15 COLDEN STREET	44-35 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	211	148	71
Year Built	1963	1963	1962
Gross SqFt	219,845	131,187	60,338
Estimated Gross Income	\$2,923,950	\$1,747,887	\$868,814
Gross Income per SqFt	\$13.30	\$13.32	\$14.40
Full Market Value	\$9,110,000	\$5,440,000	\$2,940,000
Market Value per SqFt	\$41.40	\$42.00	\$48.70
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0015	4-05145-0001	4-05122-0022
Address	42-45 KISSENA BOULEVARD	44-35 COLDEN STREET	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	71	64
Year Built	1956	1962	1963
Gross SqFt	115,396	60,338	51,450
Estimated Gross Income	\$1,662,000	\$868,814	\$745,573
Gross Income per SqFt	\$14.40	\$14.40	\$14.49
Full Market Value	\$5,620,000	\$2,940,000	\$2,520,000
Market Value per SqFt	\$48.70	\$49.00	\$49.00
Distance from Cooperative in miles		0.35	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0022	4-05182-0015	4-05182-0039
Address	42-11 KISSENA BOULEVARD	142-02 FRANKLIN AVENUE	140-71 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	55	48
Year Built	1924	1929	1920
Gross SqFt	94,139	50,909	38,894
Estimated Gross Income	\$1,258,568	\$699,869	\$466,725
Gross Income per SqFt	\$13.37	\$13.75	\$12.00
Full Market Value	\$3,920,000	\$2,180,000	\$1,310,000
Market Value per SqFt	\$41.60	\$43.00	\$33.70
Distance from Cooperative in miles		0.10	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05180-0043	4-05283-0001	4-05331-0020
Address	42-14 UNION STREET	163-01 CROCHERON AVENUE	41-05 158 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	48	31
Year Built	1931	1929	1926
Gross SqFt	29,621	36,260	20,645
Estimated Gross Income	\$434,243	\$546,680	\$325,498
Gross Income per SqFt	\$14.66	\$15.08	\$15.77
Full Market Value	\$1,470,000	\$1,850,000	\$1,100,000
Market Value per SqFt	\$49.60	\$51.00	\$53.00
Distance from Cooperative in miles		1.30	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05181-0001	4-05146-0001	4-05145-0024
Address	142-05 FRANKLIN AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	148	138
Year Built	1969	1963	1963
Gross SqFt	71,058	131,187	119,818
Estimated Gross Income	\$945,000	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.30	\$13.32	\$13.84
Full Market Value	\$2,940,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$41.40	\$42.00	\$43.10
Distance from Cooperative in miles		0.45	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0043	4-05182-0044	4-05190-0014
Address	42-40 BOWNE STREET	140-37 ASH AVENUE	42-66 PHLOX PLACE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	77	126	65
Year Built	1956	1950	1930
Gross SqFt	73,239	104,000	62,954
Estimated Gross Income	\$960,000	\$1,360,910	\$814,462
Gross Income per SqFt	\$13.11	\$13.09	\$12.94
Full Market Value	\$2,990,000	\$4,240,000	\$2,540,000
Market Value per SqFt	\$40.80	\$41.00	\$40.30
Distance from Cooperative in miles		0.05	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0054	4-05145-0024	4-05145-0001
Address	140-65 BEECH AVENUE	44-15 COLDEN STREET	44-35 COLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	138	71
Year Built	1959	1963	1962
Gross SqFt	81,923	119,818	60,338
Estimated Gross Income	\$1,134,650	\$1,657,994	\$868,814
Gross Income per SqFt	\$13.85	\$13.84	\$14.40
Full Market Value	\$3,530,000	\$5,160,000	\$2,940,000
Market Value per SqFt	\$43.10	\$43.00	\$48.70
Distance from Cooperative in miles		0.25	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05185-0077	4-05145-0001	4-05122-0022
Address	140-35 BEECH AVENUE	44-35 COLDEN STREET	134-38 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	101	71	64
Year Built	1959	1962	1963
Gross SqFt	81,120	60,338	51,450
Estimated Gross Income	\$1,160,000	\$868,814	\$745,573
Gross Income per SqFt	\$14.30	\$14.40	\$14.49
Full Market Value	\$3,920,000	\$2,940,000	\$2,520,000
Market Value per SqFt	\$48.30	\$49.00	\$49.00
Distance from Cooperative in miles		0.25	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0001	4-05182-0044	4-05145-0024
Address	44-65 KISSENA BOULEVARD	140-37 ASH AVENUE	44-15 GOLDEN STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	168	126	138
Year Built	1955	1950	1963
Gross SqFt	197,569	104,000	119,818
Estimated Gross Income	\$2,588,155	\$1,360,910	\$1,657,994
Gross Income per SqFt	\$13.10	\$13.09	\$13.84
Full Market Value	\$8,060,000	\$4,240,000	\$5,160,000
Market Value per SqFt	\$40.80	\$41.00	\$43.10
Distance from Cooperative in miles		0.20	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05192-0055	4-05190-0014	4-05182-0044
Address	43-34 UNION STREET	42-66 PHLOX PLACE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	65	126
Year Built	1954	1930	1950
Gross SqFt	135,353	62,954	104,000
Estimated Gross Income	\$1,760,000	\$814,462	\$1,360,910
Gross Income per SqFt	\$13.00	\$12.94	\$13.09
Full Market Value	\$5,480,000	\$2,540,000	\$4,240,000
Market Value per SqFt	\$40.50	\$40.00	\$40.80
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0001	4-04986-0018	4-05307-0024
Address	43-57 UNION STREET	147-11 34 AVENUE	189-14 CROCHERON AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	54	109
Year Built	1954	1959	1956
Gross SqFt	75,030	49,000	96,881
Estimated Gross Income	\$945,380	\$639,972	\$1,220,262
Gross Income per SqFt	\$12.60	\$13.06	\$12.60
Full Market Value	\$2,660,000	\$1,990,000	\$3,430,000
Market Value per SqFt	\$35.50	\$41.00	\$35.40
Distance from Cooperative in miles		0.95	1.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05193-0009	4-05182-0044	4-05101-0061
Address	43-35 UNION STREET	140-37 ASH AVENUE	132-25 MAPLE AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	156	126	180
Year Built	1954	1950	1957
Gross SqFt	146,735	104,000	161,520
Estimated Gross Income	\$1,907,500	\$1,360,910	\$2,049,773
Gross Income per SqFt	\$13.00	\$13.09	\$12.69
Full Market Value	\$5,940,000	\$4,240,000	\$6,380,000
Market Value per SqFt	\$40.50	\$41.00	\$39.50
Distance from Cooperative in miles		0.20	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05200-0039	4-05307-0024	4-05053-0011
Address	140-15 HOLLY AVENUE	189-14 CROCHERON AVENUE	147-25 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	109	90
Year Built	1960	1956	1963
Gross SqFt	99,338	96,881	76,649
Estimated Gross Income	\$1,251,650	\$1,220,262	\$952,948
Gross Income per SqFt	\$12.60	\$12.60	\$12.43
Full Market Value	\$3,520,000	\$3,430,000	\$2,680,000
Market Value per SqFt	\$35.40	\$35.00	\$35.00
Distance from Cooperative in miles		1.60	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05260-0044	4-05283-0001	4-05307-0006
Address	191-05 35 AVENUE	163-01 CROCHERON AVENUE	189-15 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	48	18
Year Built	1932	1929	1932
Gross SqFt	16,200	36,260	19,160
Estimated Gross Income	\$200,000	\$546,680	\$234,390
Gross Income per SqFt	\$12.35	\$15.08	\$12.23
Full Market Value	\$562,000	\$1,850,000	\$659,000
Market Value per SqFt	\$34.70	\$51.00	\$34.40
Distance from Cooperative in miles		0.60	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05291-0040	4-05423-0028	4-05385-0011
Address	35-05 167 STREET	43-23 165 STREET	42-33 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	17
Year Built	1932	1927	1926
Gross SqFt	18,654	13,281	12,920
Estimated Gross Income	\$263,000	\$187,423	\$184,460
Gross Income per SqFt	\$14.10	\$14.11	\$14.28
Full Market Value	\$819,000	\$584,000	\$624,000
Market Value per SqFt	\$43.90	\$44.00	\$48.30
Distance from Cooperative in miles		0.50	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05294-0022	4-05181-0028	4-05123-0004
Address	167-10 CROCHERON AVENUE	142-30 SANFORD AVENUE	134-14 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	106	93
Year Built	1938	1955	1920
Gross SqFt	86,896	106,415	89,367
Estimated Gross Income	\$897,635	\$1,099,184	\$956,014
Gross Income per SqFt	\$10.33	\$10.33	\$10.70
Full Market Value	\$2,330,000	\$2,850,000	\$2,480,000
Market Value per SqFt	\$26.80	\$27.00	\$27.80
Distance from Cooperative in miles		1.35	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05299-0055	4-06077-0007	4-06021-0029
Address	171-15 CROCHERON AVENUE	34-06 JORDAN STREET	198-39 JORDAN STREET
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	50	42
Year Built	1949	1931	1924
Gross SqFt	13,650	40,800	36,000
Estimated Gross Income	\$174,000	\$528,028	\$459,036
Gross Income per SqFt	\$12.75	\$12.94	\$12.75
Full Market Value	\$489,000	\$1,480,000	\$1,430,000
Market Value per SqFt	\$35.80	\$36.00	\$39.70
Distance from Cooperative in miles		0.35	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0001	4-06021-0029	4-06077-0007
Address	35-47 172 STREET	198-39 JORDAN STREET	34-06 JORDAN STREET
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	42	50
Year Built	1949	1924	1931
Gross SqFt	16,139	36,000	40,800
Estimated Gross Income	\$205,790	\$459,036	\$528,028
Gross Income per SqFt	\$12.75	\$12.75	\$12.94
Full Market Value	\$641,000	\$1,430,000	\$1,480,000
Market Value per SqFt	\$39.70	\$40.00	\$36.30
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05300-0022	4-06021-0029	4-06077-0007
Address	172-02 35 AVENUE	198-39 JORDAN STREET	34-06 JORDAN STREET
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	42	50
Year Built	1949	1924	1931
Gross SqFt	15,419	36,000	40,800
Estimated Gross Income	\$196,600	\$459,036	\$528,028
Gross Income per SqFt	\$12.75	\$12.75	\$12.94
Full Market Value	\$612,000	\$1,430,000	\$1,480,000
Market Value per SqFt	\$39.70	\$40.00	\$36.30
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0017	4-06227-0338	4-06277-0002
Address	36-31 170 STREET	211-01 42 AVENUE	42-11 CORPORAL KENNEDY ST
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	54	219
Year Built	1951	1951	1951
Gross SqFt	16,229	44,928	208,345
Estimated Gross Income	\$210,980	\$613,927	\$2,574,475
Gross Income per SqFt	\$13.00	\$13.66	\$12.36
Full Market Value	\$657,000	\$1,910,000	\$7,230,000
Market Value per SqFt	\$40.50	\$43.00	\$34.70
Distance from Cooperative in miles		1.20	1.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05301-0033	4-05307-0024	4-05186-0029
Address	170-06 CROCHERON AVENUE	189-14 CROCHERON AVENUE	140-60 BEECH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	49	109	124
Year Built	1951	1956	1959
Gross SqFt	40,408	96,881	96,774
Estimated Gross Income	\$516,000	\$1,220,262	\$1,439,221
Gross Income per SqFt	\$12.77	\$12.60	\$14.87
Full Market Value	\$1,090,000	\$3,430,000	\$4,870,000
Market Value per SqFt	\$27.00	\$35.00	\$50.00
Distance from Cooperative in miles		0.15	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0083	4-05307-0006	4-05385-0003
Address	36-35 171 STREET	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	18	16
Year Built	1950	1932	1926
Gross SqFt	11,193	19,160	12,920
Estimated Gross Income	\$136,890	\$234,390	\$160,890
Gross Income per SqFt	\$12.23	\$12.23	\$12.45
Full Market Value	\$385,000	\$659,000	\$452,000
Market Value per SqFt	\$34.40	\$34.00	\$35.00
Distance from Cooperative in miles		0.10	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0097	4-05307-0006	4-05385-0003
Address	36-03 171 STREET	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	18	16
Year Built	1952	1932	1926
Gross SqFt	14,580	19,160	12,920
Estimated Gross Income	\$178,315	\$234,390	\$160,890
Gross Income per SqFt	\$12.23	\$12.23	\$12.45
Full Market Value	\$501,000	\$659,000	\$452,000
Market Value per SqFt	\$34.40	\$34.00	\$35.00
Distance from Cooperative in miles		0.10	0.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05302-0117	4-06258-0016	4-05357-0001
Address	36-30 172 STREET	42-18 201 STREET	192-07 42 AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	22	54	26
Year Built	1951	1950	1950
Gross SqFt	12,995	44,100	19,489
Estimated Gross Income	\$195,000	\$664,835	\$312,424
Gross Income per SqFt	\$15.01	\$15.08	\$16.03
Full Market Value	\$659,000	\$2,250,000	\$1,060,000
Market Value per SqFt	\$51.00	\$51.00	\$54.00
Distance from Cooperative in miles		0.65	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0144	4-06280-0001	4-06281-0001
Address	36-29 172 STREET	209-30 43 AVENUE	210-02 42 AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	18	42	63
Year Built	1951	1949	1951
Gross SqFt	10,805	30,934	46,476
Estimated Gross Income	\$163,160	\$466,643	\$699,965
Gross Income per SqFt	\$15.10	\$15.09	\$15.06
Full Market Value	\$552,000	\$1,580,000	\$2,370,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		1.05	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05303-0165	4-06595-0010	4-06595-0032
Address	17202-18 CROCHERON AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	24
Year Built	1949	1949	1949
Gross SqFt	18,225	20,920	20,920
Estimated Gross Income	\$255,150	\$294,887	\$294,887
Gross Income per SqFt	\$14.00	\$14.10	\$14.10
Full Market Value	\$794,000	\$918,000	\$918,000
Market Value per SqFt	\$43.60	\$44.00	\$43.90
Distance from Cooperative in miles		2.90	2.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05306-0001	4-06595-0010	4-06595-0032
Address	191-15 CROCHERON AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	24
Year Built	1949	1949	1949
Gross SqFt	19,792	20,920	20,920
Estimated Gross Income	\$279,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$869,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		3.10	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05310-0001	4-06595-0010	4-06595-0032
Address	189-31 39 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	36	24	24
Year Built	1952	1949	1949
Gross SqFt	26,655	20,920	20,920
Estimated Gross Income	\$373,000	\$294,887	\$294,887
Gross Income per SqFt	\$13.99	\$14.10	\$14.10
Full Market Value	\$1,160,000	\$918,000	\$918,000
Market Value per SqFt	\$43.50	\$44.00	\$43.90
Distance from Cooperative in miles		2.90	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05311-0001	4-06595-0010	4-06595-0032
Address	190-05 39 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	24	24
Year Built	1952	1949	1949
Gross SqFt	26,933	20,920	20,920
Estimated Gross Income	\$377,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.00	\$14.10	\$14.10
Full Market Value	\$1,170,000	\$918,000	\$918,000
Market Value per SqFt	\$43.40	\$44.00	\$43.90
Distance from Cooperative in miles		2.95	2.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05312-0001	4-06595-0010	4-06595-0032
Address	37-51 191 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	20	24	24
Year Built	1950	1949	1949
Gross SqFt	25,650	20,920	20,920
Estimated Gross Income	\$359,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.00	\$14.10	\$14.10
Full Market Value	\$1,120,000	\$918,000	\$918,000
Market Value per SqFt	\$43.70	\$44.00	\$43.90
Distance from Cooperative in miles		3.00	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05314-0003	4-05357-0001	4-05357-0033
Address	192-07 37 AVENUE	192-07 42 AVENUE	40-11 192 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	22	26	28
Year Built	1950	1950	1950
Gross SqFt	19,270	19,489	19,489
Estimated Gross Income	\$308,320	\$312,424	\$312,424
Gross Income per SqFt	\$16.00	\$16.03	\$16.03
Full Market Value	\$866,000	\$1,060,000	\$1,060,000
Market Value per SqFt	\$44.90	\$54.00	\$54.00
Distance from Cooperative in miles		0.20	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05315-0001	4-04229-0012	4-06227-0338
Address	193-15 37 AVENUE	23-39 125 STREET	211-01 42 AVENUE
Neighborhood	FLUSHING-NORTH	COLLEGE POINT	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	11	12	54
Year Built	1951	1950	1951
Gross SqFt	10,612	10,200	44,928
Estimated Gross Income	\$144,800	\$139,354	\$613,927
Gross Income per SqFt	\$13.64	\$13.66	\$13.66
Full Market Value	\$451,000	\$434,000	\$1,910,000
Market Value per SqFt	\$42.50	\$43.00	\$42.50
Distance from Cooperative in miles		3.00	0.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05321-0001	4-04229-0012	4-06227-0338
Address	195-05 39 AVENUE	23-39 125 STREET	211-01 42 AVENUE
Neighborhood	FLUSHING-NORTH	COLLEGE POINT	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	11	12	54
Year Built	1950	1950	1951
Gross SqFt	10,178	10,200	44,928
Estimated Gross Income	\$138,900	\$139,354	\$613,927
Gross Income per SqFt	\$13.65	\$13.66	\$13.66
Full Market Value	\$432,000	\$434,000	\$1,910,000
Market Value per SqFt	\$42.40	\$43.00	\$42.50
Distance from Cooperative in miles		3.15	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05325-0065	4-06280-0001	4-06281-0001
Address	192-02 39 AVENUE	209-30 43 AVENUE	210-02 42 AVENUE
Neighborhood	FLUSHING-NORTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	42	63
Year Built	1950	1949	1951
Gross SqFt	71,570	30,934	46,476
Estimated Gross Income	\$1,077,130	\$466,643	\$699,965
Gross Income per SqFt	\$15.05	\$15.09	\$15.06
Full Market Value	\$3,640,000	\$1,580,000	\$2,370,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		0.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05328-0015	4-03340-0044	4-03340-0052
Address	155-17 SANFORD AVENUE	111-23 76 ROAD	111-09 76 ROAD
Neighborhood	FLUSHING-NORTH	FOREST HILLS	FOREST HILLS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	61	60
Year Built	1928	1939	1939
Gross SqFt	30,340	52,182	53,455
Estimated Gross Income	\$497,600	\$855,968	\$856,699
Gross Income per SqFt	\$16.40	\$16.40	\$16.03
Full Market Value	\$1,680,000	\$2,890,000	\$2,900,000
Market Value per SqFt	\$55.00	\$55.00	\$54.00
Distance from Cooperative in miles		3.40	3.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0016	4-05146-0036	4-05145-0049
Address	144-30 SANFORD AVENUE	37-60 45 AVENUE	138-52 ELDER AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	119	256	175
Year Built	1960	1955	1988
Gross SqFt	118,992	261,919	121,091
Estimated Gross Income	\$1,352,000	\$2,978,158	\$1,749,925
Gross Income per SqFt	\$11.36	\$11.37	\$14.45
Full Market Value	\$3,500,000	\$7,720,000	\$4,540,000
Market Value per SqFt	\$29.40	\$30.00	\$37.50
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0023	4-05003-0019	4-05003-0023
Address	144-44 SANFORD AVENUE	144-30 35 AVENUE	144-32 35 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	58	58
Year Built	1928	1929	1929
Gross SqFt	54,491	59,100	59,100
Estimated Gross Income	\$652,260	\$728,743	\$707,517
Gross Income per SqFt	\$11.97	\$12.33	\$11.97
Full Market Value	\$1,830,000	\$2,050,000	\$1,990,000
Market Value per SqFt	\$33.60	\$35.00	\$33.70
Distance from Cooperative in miles		0.50	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0027	4-08789-0031	4-05182-0044
Address	144-54 SANFORD AVENUE	259-10 HILLSIDE AVENUE	140-37 ASH AVENUE
Neighborhood	FLUSHING-NORTH	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	50	126
Year Built	1952	1960	1950
Gross SqFt	173,358	42,442	104,000
Estimated Gross Income	\$2,206,000	\$540,180	\$1,360,910
Gross Income per SqFt	\$12.73	\$12.73	\$13.09
Full Market Value	\$6,870,000	\$1,680,000	\$4,240,000
Market Value per SqFt	\$39.60	\$40.00	\$40.80
Distance from Cooperative in miles		6.00	0.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05374-0038	4-03357-0012	4-05294-0013
Address	144-76 SANFORD AVENUE	84-09 TALBOT STREET	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	KEW GARDENS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	94	106	65
Year Built	1937	1927	1938
Gross SqFt	106,117	94,027	70,569
Estimated Gross Income	\$253,638	\$1,099,972	\$875,772
Gross Income per SqFt	\$2.39	\$11.70	\$12.41
Full Market Value	\$4,290,000	\$2,850,000	\$2,460,000
Market Value per SqFt	\$40.40	\$30.00	\$34.90
Distance from Cooperative in miles		3.50	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05378-0041	4-05190-0014	4-05294-0013
Address	147-37 BEECH AVENUE	42-66 PHLOX PLACE	36-19 167 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	40	65	65
Year Built	1928	1930	1938
Gross SqFt	35,875	62,954	70,569
Estimated Gross Income	\$464,500	\$814,462	\$875,772
Gross Income per SqFt	\$12.95	\$12.94	\$12.41
Full Market Value	\$1,450,000	\$2,540,000	\$2,460,000
Market Value per SqFt	\$40.40	\$40.00	\$34.90
Distance from Cooperative in miles		0.30	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05730-0001	4-05964-0001	4-06172-0001
Address	164-10 WILLETS POINT BOUL	28-16 FRANCIS LEWIS BOULE	36-01 213 STREET
Neighborhood	WHITESTONE	FLUSHING-NORTH	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	88	24	36
Year Built	1952	1950	1957
Gross SqFt	76,088	14,379	27,440
Estimated Gross Income	\$1,377,200	\$259,942	\$486,979
Gross Income per SqFt	\$18.10	\$18.08	\$17.75
Full Market Value	\$5,150,000	\$972,000	\$1,820,000
Market Value per SqFt	\$68.00	\$68.00	\$66.00
Distance from Cooperative in miles		0.90	1.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05740-0139	4-06227-0338	4-06595-0010
Address	163-62 17 AVENUE	211-01 42 AVENUE	137-02 JEWEL AVENUE
Neighborhood	WHITESTONE	BAYSIDE	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	240	54	24
Year Built	1951	1951	1949
Gross SqFt	229,508	44,928	20,920
Estimated Gross Income	\$3,137,400	\$613,927	\$294,887
Gross Income per SqFt	\$13.67	\$13.66	\$14.10
Full Market Value	\$9,770,000	\$1,910,000	\$918,000
Market Value per SqFt	\$42.60	\$43.00	\$43.90
Distance from Cooperative in miles		1.90	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05750-0006	4-06595-0032	4-06595-0010
Address	166-02 17 ROAD	139-06 JEWEL AVENUE	137-02 JEWEL AVENUE
Neighborhood	WHITESTONE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	192	24	24
Year Built	1951	1949	1949
Gross SqFt	169,702	20,920	20,920
Estimated Gross Income	\$2,392,770	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$7,450,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		3.95	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05775-0023	4-05186-0029	4-05122-0022
Address	15-20 202 STREET	140-60 BEECH AVENUE	134-38 MAPLE AVENUE
Neighborhood	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	124	64
Year Built	1960	1959	1963
Gross SqFt	78,323	96,774	51,450
Estimated Gross Income	\$1,165,450	\$1,439,221	\$745,573
Gross Income per SqFt	\$14.88	\$14.87	\$14.49
Full Market Value	\$3,940,000	\$4,870,000	\$2,520,000
Market Value per SqFt	\$50.00	\$50.00	\$49.00
Distance from Cooperative in miles		2.65	2.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05778-0001	4-06227-0338	4-06595-0010
Address	199-06 16 AVENUE	211-01 42 AVENUE	137-02 JEWEL AVENUE
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	54	24
Year Built	1955	1951	1949
Gross SqFt	72,116	44,928	20,920
Estimated Gross Income	\$986,000	\$613,927	\$294,887
Gross Income per SqFt	\$13.67	\$13.66	\$14.10
Full Market Value	\$3,070,000	\$1,910,000	\$918,000
Market Value per SqFt	\$42.60	\$43.00	\$43.90
Distance from Cooperative in miles		1.80	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05781-0001	4-06227-0338	4-06595-0032
Address	199-01 17 AVENUE	211-01 42 AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	54	24
Year Built	1952	1951	1949
Gross SqFt	123,031	44,928	20,920
Estimated Gross Income	\$1,680,610	\$613,927	\$294,887
Gross Income per SqFt	\$13.66	\$13.66	\$14.10
Full Market Value	\$5,230,000	\$1,910,000	\$918,000
Market Value per SqFt	\$42.50	\$43.00	\$43.90
Distance from Cooperative in miles		1.65	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05784-0001	4-06595-0010	4-06595-0032
Address	199-12 19 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	164	24	24
Year Built	1952	1949	1949
Gross SqFt	143,536	20,920	20,920
Estimated Gross Income	\$2,023,850	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$6,300,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		3.95	3.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05787-0001	4-06595-0010	4-06595-0032
Address	199-02 21 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	212	24	24
Year Built	1951	1949	1949
Gross SqFt	180,608	20,920	20,920
Estimated Gross Income	\$2,546,570	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$7,930,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		3.85	3.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0002	4-06595-0010	4-06595-0032
Address	13-04 BELL BOULEVARD	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	136	24	24
Year Built	1954	1949	1949
Gross SqFt	120,175	20,920	20,920
Estimated Gross Income	\$1,695,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$5,280,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.65	4.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0050	4-06595-0010	4-06595-0032
Address	15-40 BELL BOULEVARD	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	24	24
Year Built	1954	1949	1949
Gross SqFt	168,690	20,920	20,920
Estimated Gross Income	\$2,379,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$7,410,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.65	4.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05857-0110	4-06595-0010	4-06595-0032
Address	212-19 16 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	24	24
Year Built	1956	1949	1949
Gross SqFt	60,812	20,920	20,920
Estimated Gross Income	\$857,500	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$2,670,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.65	4.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0002	4-06595-0010	4-06595-0032
Address	13-02 212 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	84	24	24
Year Built	1954	1949	1949
Gross SqFt	80,740	20,920	20,920
Estimated Gross Income	\$1,139,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.11	\$14.10	\$14.10
Full Market Value	\$3,550,000	\$918,000	\$918,000
Market Value per SqFt	\$44.00	\$44.00	\$43.90
Distance from Cooperative in miles		4.40	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0035	4-06595-0010	4-06595-0032
Address	14-48 212 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	32	24	24
Year Built	1958	1949	1949
Gross SqFt	32,155	20,920	20,920
Estimated Gross Income	\$453,385	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$1,410,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.40	4.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0060	4-06595-0010	4-06595-0032
Address	15-04 212 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	24	24
Year Built	1957	1949	1949
Gross SqFt	94,674	20,920	20,920
Estimated Gross Income	\$1,335,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$4,160,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.40	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0110	4-06595-0010	4-06595-0032
Address	211-77 15 ROAD	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	88	24	24
Year Built	1957	1949	1949
Gross SqFt	89,204	20,920	20,920
Estimated Gross Income	\$1,257,720	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$3,920,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		4.40	4.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05863-0200	4-05958-0030	4-05863-0250
Address	209-15 18 AVENUE	23-50 WATERS EDGE DRIVE	23-50 CORPORAL KENNEDY ST
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	120	121	150
Year Built	1960	1969	1981
Gross SqFt	99,500	146,525	124,877
Estimated Gross Income	\$1,605,930	\$2,365,393	\$2,197,835
Gross Income per SqFt	\$16.14	\$16.14	\$17.60
Full Market Value	\$5,430,000	\$8,000,000	\$4,660,000
Market Value per SqFt	\$55.00	\$55.00	\$37.30
Distance from Cooperative in miles		0.45	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0030	4-06595-0010	4-06595-0032
Address	212-02 16 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	34	24	24
Year Built	1957	1949	1949
Gross SqFt	45,248	20,920	20,920
Estimated Gross Income	\$638,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$1,990,000	\$918,000	\$918,000
Market Value per SqFt	\$44.00	\$44.00	\$43.90
Distance from Cooperative in miles		4.55	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05865-0040	4-06595-0010	4-06595-0032
Address	16-41 212 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	38	24	24
Year Built	1957	1949	1949
Gross SqFt	37,265	20,920	20,920
Estimated Gross Income	\$525,435	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$1,640,000	\$918,000	\$918,000
Market Value per SqFt	\$44.00	\$44.00	\$43.90
Distance from Cooperative in miles		4.55	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05872-0002	4-05958-0030	4-06853-0006
Address	211-35 23 AVENUE	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	310	121	112
Year Built	1961	1969	1962
Gross SqFt	489,440	146,525	58,089
Estimated Gross Income	\$7,899,560	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.14	\$16.14	\$16.13
Full Market Value	\$26,700,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.30	4.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0003	4-05958-0030	4-06853-0006
Address	18-40 211 STREET	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	121	112
Year Built	1961	1969	1962
Gross SqFt	407,712	146,525	58,089
Estimated Gross Income	\$6,580,470	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.14	\$16.14	\$16.13
Full Market Value	\$22,200,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$54.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.40	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0050	4-05958-0030	4-06853-0006
Address	210-05 CORP KENNEDY STREE	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	248	121	112
Year Built	1961	1969	1962
Gross SqFt	363,000	146,525	58,089
Estimated Gross Income	\$5,855,000	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$19,800,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.40	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05878-0075	4-05958-0030	4-06853-0006
Address	209-20 18 AVENUE	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	121	112
Year Built	1960	1969	1962
Gross SqFt	196,000	146,525	58,089
Estimated Gross Income	\$3,163,440	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.14	\$16.14	\$16.13
Full Market Value	\$10,700,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.40	4.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05900-0075	4-05958-0030	4-06853-0006
Address	212-30 23 AVENUE	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	124	121	112
Year Built	1963	1969	1962
Gross SqFt	168,516	146,525	58,089
Estimated Gross Income	\$2,718,160	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$9,190,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.20	4.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0003	4-05958-0030	4-08092-0005
Address	17-85 215 STREET	23-50 WATERS EDGE DRIVE	43-60 DOUGLSTON PARKWAY
Neighborhood	BAYSIDE	BAYSIDE	DOUGLSTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	290	121	148
Year Built	1969	1969	1963
Gross SqFt	324,260	146,525	114,402
Estimated Gross Income	\$5,230,000	\$2,365,393	\$1,868,272
Gross Income per SqFt	\$16.13	\$16.14	\$16.33
Full Market Value	\$17,700,000	\$8,000,000	\$6,320,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.35	2.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0005	4-05958-0030	4-06853-0006
Address	18-05 215 STREET	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	289	121	112
Year Built	1969	1969	1962
Gross SqFt	328,560	146,525	58,089
Estimated Gross Income	\$5,299,670	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$17,900,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$54.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.35	4.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05938-0007	4-05958-0030	4-06853-0006
Address	18-15 215 STREET	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	289	121	112
Year Built	1969	1969	1962
Gross SqFt	324,261	146,525	58,089
Estimated Gross Income	\$5,230,330	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$17,700,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.35	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0075	4-05958-0030	4-06853-0006
Address	23-45 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	126	121	112
Year Built	1961	1969	1962
Gross SqFt	157,080	146,525	58,089
Estimated Gross Income	\$2,533,700	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$8,570,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.00	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-05958-0100	4-05958-0030	4-06853-0006
Address	23-25 BELL BOULEVARD	23-50 WATERS EDGE DRIVE	80-25 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	HILLCREST
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	127	121	112
Year Built	1961	1969	1962
Gross SqFt	157,080	146,525	58,089
Estimated Gross Income	\$2,533,700	\$2,365,393	\$937,149
Gross Income per SqFt	\$16.13	\$16.14	\$16.13
Full Market Value	\$8,570,000	\$8,000,000	\$3,170,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		0.00	4.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06080-0025	4-06595-0010	4-06595-0032
Address	201-09 35 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	24	24
Year Built	1949	1949	1949
Gross SqFt	13,653	20,920	20,920
Estimated Gross Income	\$192,510	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$599,000	\$918,000	\$918,000
Market Value per SqFt	\$43.90	\$44.00	\$43.90
Distance from Cooperative in miles		3.35	3.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06085-0025	4-06260-0001	4-07644-0002
Address	203-01 35 AVENUE	202-02 42 AVENUE	61-53 SPRINGFIELD BOULEVA
Neighborhood	BAYSIDE	BAYSIDE	OAKLAND GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	27	96
Year Built	1949	1948	1949
Gross SqFt	11,124	20,400	74,650
Estimated Gross Income	\$218,365	\$400,534	\$1,423,195
Gross Income per SqFt	\$19.63	\$19.63	\$19.06
Full Market Value	\$816,000	\$1,500,000	\$5,320,000
Market Value per SqFt	\$73.00	\$74.00	\$71.00
Distance from Cooperative in miles		0.55	2.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06089-0025	4-06260-0001	4-07644-0002
Address	204-05 35 AVENUE	202-02 42 AVENUE	61-53 SPRINGFIELD BOULEVA
Neighborhood	BAYSIDE	BAYSIDE	OAKLAND GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	27	96
Year Built	1949	1948	1949
Gross SqFt	13,608	20,400	74,650
Estimated Gross Income	\$267,125	\$400,534	\$1,423,195
Gross Income per SqFt	\$19.63	\$19.63	\$19.06
Full Market Value	\$999,000	\$1,500,000	\$5,320,000
Market Value per SqFt	\$73.00	\$74.00	\$71.00
Distance from Cooperative in miles		0.55	1.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06103-0001	4-06098-0001	4-06024-0017
Address	209-28 34 ROAD	209-04 34 AVENUE	198-40 32 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	12	46
Year Built	1931	1932	1931
Gross SqFt	18,600	11,900	36,000
Estimated Gross Income	\$253,700	\$168,700	\$491,158
Gross Income per SqFt	\$13.64	\$14.18	\$13.64
Full Market Value	\$790,000	\$525,000	\$1,530,000
Market Value per SqFt	\$42.50	\$44.00	\$42.50
Distance from Cooperative in miles		0.10	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06143-0001	4-06227-0330	4-05374-0007
Address	200-02 35 AVENUE	212-01 42 AVENUE	41-69 PARSONS BOULEVARD
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	58
Year Built	1950	1960	1929
Gross SqFt	23,950	28,328	53,914
Estimated Gross Income	\$277,340	\$328,111	\$645,158
Gross Income per SqFt	\$11.58	\$11.58	\$11.97
Full Market Value	\$779,000	\$922,000	\$1,810,000
Market Value per SqFt	\$32.50	\$33.00	\$33.60
Distance from Cooperative in miles		0.70	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06144-0001	4-06595-0010	4-06595-0032
Address	201-02 35 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	24	24
Year Built	1949	1949	1949
Gross SqFt	11,124	20,920	20,920
Estimated Gross Income	\$156,960	\$294,887	\$294,887
Gross Income per SqFt	\$14.11	\$14.10	\$14.10
Full Market Value	\$489,000	\$918,000	\$918,000
Market Value per SqFt	\$44.00	\$44.00	\$43.90
Distance from Cooperative in miles		3.30	3.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06149-0001	4-06683-0036	4-06672-0058
Address	204-03 35 AVENUE	147-15 75 ROAD	79-04 147 STREET
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	62	36	45
Year Built	1950	1951	1948
Gross SqFt	45,850	28,690	33,921
Estimated Gross Income	\$566,250	\$354,437	\$417,481
Gross Income per SqFt	\$12.35	\$12.35	\$12.31
Full Market Value	\$1,590,000	\$996,000	\$1,170,000
Market Value per SqFt	\$34.70	\$35.00	\$34.50
Distance from Cooperative in miles		3.35	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06150-0001	4-06684-0002	4-06227-0330
Address	205-02 35 AVENUE	147-09 75 ROAD	212-01 42 AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	96	116	32
Year Built	1950	1951	1960
Gross SqFt	68,120	96,572	28,328
Estimated Gross Income	\$749,320	\$1,069,329	\$328,111
Gross Income per SqFt	\$11.00	\$11.07	\$11.58
Full Market Value	\$1,940,000	\$2,770,000	\$922,000
Market Value per SqFt	\$28.50	\$29.00	\$32.50
Distance from Cooperative in miles		3.45	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06171-0001	4-06595-0010	4-06595-0032
Address	36-06 213 STREET	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	34	24	24
Year Built	1952	1949	1949
Gross SqFt	23,560	20,920	20,920
Estimated Gross Income	\$332,200	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$1,030,000	\$918,000	\$918,000
Market Value per SqFt	\$43.70	\$44.00	\$43.90
Distance from Cooperative in miles		3.80	3.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06205-0001	4-07644-0002	4-06308-0001
Address	202-15 42 AVENUE	61-53 SPRINGFIELD BOULEVA	215-04 43 AVENUE
Neighborhood	BAYSIDE	OAKLAND GARDENS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	26	96	12
Year Built	1932	1949	1931
Gross SqFt	27,500	74,650	8,900
Estimated Gross Income	\$543,000	\$1,423,195	\$184,056
Gross Income per SqFt	\$19.75	\$19.06	\$20.68
Full Market Value	\$2,030,000	\$5,320,000	\$688,000
Market Value per SqFt	\$74.00	\$71.00	\$77.00
Distance from Cooperative in miles		1.65	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06216-0001	4-05181-0028	4-03169-0002
Address	209-10 41 AVENUE	142-30 SANFORD AVENUE	99-06 67 ROAD
Neighborhood	BAYSIDE	FLUSHING-NORTH	REGO PARK
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	120	106	98
Year Built	1963	1955	1950
Gross SqFt	109,200	106,415	77,904
Estimated Gross Income	\$1,128,000	\$1,099,184	\$790,149
Gross Income per SqFt	\$10.33	\$10.33	\$10.14
Full Market Value	\$2,920,000	\$2,850,000	\$1,880,000
Market Value per SqFt	\$26.70	\$27.00	\$24.13
Distance from Cooperative in miles		2.50	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06227-0088	4-05958-0030	4-05022-0018
Address	210-50 41 AVENUE	23-50 WATERS EDGE DRIVE	143-18 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	121	109
Year Built	1963	1969	1971
Gross SqFt	73,000	146,525	80,241
Estimated Gross Income	\$1,168,000	\$2,365,393	\$1,281,976
Gross Income per SqFt	\$16.00	\$16.14	\$15.98
Full Market Value	\$3,950,000	\$8,000,000	\$4,330,000
Market Value per SqFt	\$54.00	\$55.00	\$54.00
Distance from Cooperative in miles		1.25	2.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06305-0024	4-06306-0015	4-06233-0029
Address	215-05 43 AVENUE	215-37 43 AVENUE	38-12 213 STREET
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	32	12
Year Built	1928	1925	1931
Gross SqFt	16,000	25,000	8,640
Estimated Gross Income	\$280,800	\$438,712	\$157,196
Gross Income per SqFt	\$17.55	\$17.55	\$18.19
Full Market Value	\$1,050,000	\$1,640,000	\$588,000
Market Value per SqFt	\$66.00	\$66.00	\$68.00
Distance from Cooperative in miles		0.05	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06321-0001	4-06825-0001	4-06825-0005
Address	218-10 43 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	BAYSIDE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	20	20
Year Built	1951	1952	1952
Gross SqFt	19,467	15,528	15,528
Estimated Gross Income	\$251,320	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$782,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.50	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0003	4-06691-0001	4-06665-0024
Address	136-51 PARK DRIVE EAST	79-05 147 STREET	144-32 75 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	210	51	14
Year Built	1950	1948	1948
Gross SqFt	152,470	39,558	13,208
Estimated Gross Income	\$1,730,000	\$448,824	\$176,330
Gross Income per SqFt	\$11.35	\$11.35	\$13.35
Full Market Value	\$4,480,000	\$1,160,000	\$549,000
Market Value per SqFt	\$29.40	\$29.00	\$41.60
Distance from Cooperative in miles		1.15	0.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06482-0100	4-06684-0002	4-06691-0001
Address	137-51 68 DRIVE	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	116	51
Year Built	1950	1951	1948
Gross SqFt	68,720	96,572	39,558
Estimated Gross Income	\$756,800	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.01	\$11.07	\$11.35
Full Market Value	\$1,960,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.50	\$29.00	\$29.30
Distance from Cooperative in miles		0.90	1.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06484-0002	4-06684-0002	4-06691-0001
Address	138-40 JEWEL AVENUE	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	90	116	51
Year Built	1950	1951	1948
Gross SqFt	76,796	96,572	39,558
Estimated Gross Income	\$850,000	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$2,200,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.60	\$29.00	\$29.30
Distance from Cooperative in miles		0.75	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06485-0003	4-06684-0002	4-06691-0001
Address	68-09 138 STREET	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	312	116	51
Year Built	1950	1951	1948
Gross SqFt	264,380	96,572	39,558
Estimated Gross Income	\$2,926,700	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$7,580,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.70	1.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06493-0003	4-06672-0057	4-06672-0058
Address	135-01 JEWEL AVENUE	79-11 146 STREET	79-04 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	176	47	45
Year Built	1950	1956	1948
Gross SqFt	161,378	21,583	33,921
Estimated Gross Income	\$1,936,540	\$414,390	\$417,481
Gross Income per SqFt	\$12.00	\$19.20	\$12.31
Full Market Value	\$5,440,000	\$1,550,000	\$1,170,000
Market Value per SqFt	\$33.70	\$72.00	\$34.50
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06494-0003	4-06793-0126	4-07452-0033
Address	69-42 JEWEL AVENUE	154-02 71 AVENUE	201-01 HOR HARDING EXPWY
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	280	180	14
Year Built	1950	1952	1948
Gross SqFt	227,464	147,558	12,785
Estimated Gross Income	\$2,957,035	\$1,923,050	\$170,648
Gross Income per SqFt	\$13.00	\$13.03	\$13.35
Full Market Value	\$9,210,000	\$5,990,000	\$531,000
Market Value per SqFt	\$40.50	\$41.00	\$41.50
Distance from Cooperative in miles		0.85	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0050	4-06636-0001	4-05185-0037
Address	144-55 MELBOURNE AVENUE	135-10 GRAND CENTRAL PARK	140-70 ASH AVENUE
Neighborhood	FLUSHING-SOUTH	BRIARWOOD	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	106	181	47
Year Built	1954	1952	1932
Gross SqFt	115,212	125,164	38,911
Estimated Gross Income	\$-	\$1,769,186	\$579,000
Gross Income per SqFt	\$0.00	\$14.13	\$14.88
Full Market Value	\$5,720,000	\$5,510,000	\$1,960,000
Market Value per SqFt	\$49.60	\$44.00	\$50.00
Distance from Cooperative in miles		1.30	1.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06527-0052	4-05146-0001	4-05145-0024
Address	144-75 MELBOURNE AVENUE	45-15 COLDEN STREET	44-15 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	134	148	138
Year Built	1954	1963	1963
Gross SqFt	115,212	131,187	119,818
Estimated Gross Income	\$1,534,625	\$1,747,887	\$1,657,994
Gross Income per SqFt	\$13.32	\$13.32	\$13.84
Full Market Value	\$4,780,000	\$5,440,000	\$5,160,000
Market Value per SqFt	\$41.50	\$42.00	\$43.10
Distance from Cooperative in miles		1.10	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06537-0028	4-06684-0002	4-06691-0001
Address	149-24 MELBOURNE AVENUE	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	172	116	51
Year Built	1951	1951	1948
Gross SqFt	140,736	96,572	39,558
Estimated Gross Income	\$1,557,950	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$4,040,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.65	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06540-0003	4-06672-0058	4-06683-0017
Address	150-10 MELBOURNE AVENUE	79-04 147 STREET	147-42 75 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	266	45	48
Year Built	1951	1948	1950
Gross SqFt	218,100	33,921	38,908
Estimated Gross Income	\$2,685,000	\$417,481	\$503,268
Gross Income per SqFt	\$12.31	\$12.31	\$12.93
Full Market Value	\$7,540,000	\$1,170,000	\$1,570,000
Market Value per SqFt	\$34.60	\$35.00	\$40.40
Distance from Cooperative in miles		1.00	0.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06542-0003	4-06684-0002	4-06691-0001
Address	69-18 MELBOURNE AVENUE	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	244	116	51
Year Built	1951	1951	1948
Gross SqFt	199,464	96,572	39,558
Estimated Gross Income	\$2,208,100	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$5,720,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.60	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0002	4-06684-0002	4-06691-0001
Address	69-51 136 STREET	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	116	51
Year Built	1949	1951	1948
Gross SqFt	20,920	96,572	39,558
Estimated Gross Income	\$231,590	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$600,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0005	4-06684-0002	4-06672-0057
Address	69-68 137 STREET	147-09 75 ROAD	79-11 146 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	16	116	47
Year Built	1949	1951	1956
Gross SqFt	14,140	96,572	21,583
Estimated Gross Income	\$156,530	\$1,069,329	\$414,390
Gross Income per SqFt	\$11.07	\$11.07	\$19.20
Full Market Value	\$406,000	\$2,770,000	\$1,550,000
Market Value per SqFt	\$28.70	\$29.00	\$72.00
Distance from Cooperative in miles		0.65	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0016	4-06684-0002	4-06691-0001
Address	69-98 137 STREET	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	116	51
Year Built	1949	1951	1948
Gross SqFt	20,920	96,572	39,558
Estimated Gross Income	\$231,600	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$600,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06574-0030	4-06684-0002	4-06691-0001
Address	69-81 136 STREET	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	18	116	51
Year Built	1949	1951	1948
Gross SqFt	16,940	96,572	39,558
Estimated Gross Income	\$187,525	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.07	\$11.07	\$11.35
Full Market Value	\$486,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.65	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06587-0006	4-06021-0029	4-06077-0007
Address	135-12 77 AVENUE	198-39 JORDAN STREET	34-06 JORDAN STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	174	42	50
Year Built	1937	1924	1931
Gross SqFt	130,440	36,000	40,800
Estimated Gross Income	\$1,663,110	\$459,036	\$528,028
Gross Income per SqFt	\$12.75	\$12.75	\$12.94
Full Market Value	\$5,180,000	\$1,430,000	\$1,480,000
Market Value per SqFt	\$39.70	\$40.00	\$36.30
Distance from Cooperative in miles		3.85	3.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06607-0001	4-06684-0002	4-06691-0001
Address	138-10 77 AVENUE	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	132	116	51
Year Built	1937	1951	1948
Gross SqFt	107,884	96,572	39,558
Estimated Gross Income	\$1,195,350	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.08	\$11.07	\$11.35
Full Market Value	\$3,100,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.40	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06609-0007	4-06683-0036	4-06825-0001
Address	138-06 78 AVENUE	147-15 75 ROAD	158-05 76 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	64	36	20
Year Built	1937	1951	1952
Gross SqFt	54,136	28,690	15,528
Estimated Gross Income	\$668,580	\$354,437	\$200,503
Gross Income per SqFt	\$12.35	\$12.35	\$12.91
Full Market Value	\$1,880,000	\$996,000	\$624,000
Market Value per SqFt	\$34.70	\$35.00	\$40.20
Distance from Cooperative in miles		0.45	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06628-0001	4-06077-0007	4-05417-0029
Address	141-04 77 AVENUE	34-06 JORDAN STREET	43-11 159 STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	50	16
Year Built	1937	1931	1927
Gross SqFt	44,135	40,800	15,300
Estimated Gross Income	\$571,106	\$528,028	\$184,997
Gross Income per SqFt	\$12.94	\$12.94	\$12.09
Full Market Value	\$1,780,000	\$1,480,000	\$520,000
Market Value per SqFt	\$40.30	\$36.00	\$34.00
Distance from Cooperative in miles		3.50	2.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0015	4-05124-0002	4-05421-0036
Address	141-33 78 AVENUE	134-17 CHERRY AVENUE	43-06 164 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	75	19
Year Built	1949	1949	1928
Gross SqFt	45,750	58,368	15,263
Estimated Gross Income	\$633,640	\$832,447	\$204,057
Gross Income per SqFt	\$13.85	\$14.26	\$13.37
Full Market Value	\$1,970,000	\$2,590,000	\$635,000
Market Value per SqFt	\$43.10	\$44.00	\$41.60
Distance from Cooperative in miles		2.30	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06630-0030	4-06021-0029	4-05391-0026
Address	77-30 MAIN STREET	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	45	42	16
Year Built	1949	1924	1926
Gross SqFt	34,329	36,000	13,175
Estimated Gross Income	\$442,850	\$459,036	\$170,000
Gross Income per SqFt	\$12.90	\$12.75	\$12.90
Full Market Value	\$1,380,000	\$1,430,000	\$529,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.75	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06631-0001	4-05210-0007	4-05307-0006
Address	141-24 78 AVENUE	46-06 BOWNE STREET	189-15 37 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	181	20	18
Year Built	1940	1931	1932
Gross SqFt	151,869	15,750	19,160
Estimated Gross Income	\$1,924,180	\$235,305	\$234,390
Gross Income per SqFt	\$12.67	\$14.94	\$12.23
Full Market Value	\$5,990,000	\$796,000	\$659,000
Market Value per SqFt	\$39.40	\$51.00	\$34.40
Distance from Cooperative in miles		2.20	3.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06632-0001	4-05307-0006	4-05385-0003
Address	141-48 78 ROAD	189-15 37 AVENUE	42-45 155 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	180	18	16
Year Built	1940	1932	1926
Gross SqFt	151,869	19,160	12,920
Estimated Gross Income	\$1,875,915	\$234,390	\$160,890
Gross Income per SqFt	\$12.35	\$12.23	\$12.45
Full Market Value	\$5,270,000	\$659,000	\$452,000
Market Value per SqFt	\$34.70	\$34.00	\$35.00
Distance from Cooperative in miles		3.35	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06633-0001	4-05422-0054	4-05422-0056
Address	141-02 79 AVENUE	43-24 165 STREET	43-26 165 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	181	16	16
Year Built	1940	1927	1927
Gross SqFt	151,869	13,281	12,500
Estimated Gross Income	\$1,883,175	\$164,916	\$151,452
Gross Income per SqFt	\$12.40	\$12.42	\$12.12
Full Market Value	\$5,290,000	\$463,000	\$426,000
Market Value per SqFt	\$34.80	\$35.00	\$34.10
Distance from Cooperative in miles		2.85	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06656-0063	4-05422-0054	4-05391-0026
Address	70-04 KISSENA BOULEVARD	43-24 165 STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	248	16	16
Year Built	1952	1927	1926
Gross SqFt	225,968	13,281	13,175
Estimated Gross Income	\$2,802,000	\$164,916	\$170,000
Gross Income per SqFt	\$12.40	\$12.42	\$12.90
Full Market Value	\$7,870,000	\$463,000	\$529,000
Market Value per SqFt	\$34.80	\$35.00	\$40.20
Distance from Cooperative in miles		2.00	2.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06658-0039	4-06021-0029	4-05391-0026
Address	144-36 71 AVENUE	198-39 JORDAN STREET	160-10 SANFORD AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	42	16
Year Built	1949	1924	1926
Gross SqFt	23,880	36,000	13,175
Estimated Gross Income	\$308,000	\$459,036	\$170,000
Gross Income per SqFt	\$12.90	\$12.75	\$12.90
Full Market Value	\$959,000	\$1,430,000	\$529,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.25	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06659-0021	4-06277-0002	4-06077-0007
Address	144-42 71 ROAD	42-11 CORPORAL KENNEDY ST	34-06 JORDAN STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	56	219	50
Year Built	1949	1951	1931
Gross SqFt	51,915	208,345	40,800
Estimated Gross Income	\$643,745	\$2,574,475	\$528,028
Gross Income per SqFt	\$12.40	\$12.36	\$12.94
Full Market Value	\$1,810,000	\$7,230,000	\$1,480,000
Market Value per SqFt	\$34.90	\$35.00	\$36.30
Distance from Cooperative in miles		3.40	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06660-0040	4-06277-0002	4-06021-0029
Address	144-16 VLEIGH PLACE	42-11 CORPORAL KENNEDY ST	198-39 JORDAN STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	26	219	42
Year Built	1949	1951	1924
Gross SqFt	23,936	208,345	36,000
Estimated Gross Income	\$295,600	\$2,574,475	\$459,036
Gross Income per SqFt	\$12.35	\$12.36	\$12.75
Full Market Value	\$831,000	\$7,230,000	\$1,430,000
Market Value per SqFt	\$34.70	\$35.00	\$39.70
Distance from Cooperative in miles		3.45	3.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06668-0028	4-06277-0002	4-06021-0029
Address	144-11 77 ROAD	42-11 CORPORAL KENNEDY ST	198-39 JORDAN STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	26	219	42
Year Built	1948	1951	1924
Gross SqFt	23,712	208,345	36,000
Estimated Gross Income	\$293,000	\$2,574,475	\$459,036
Gross Income per SqFt	\$12.36	\$12.36	\$12.75
Full Market Value	\$823,000	\$7,230,000	\$1,430,000
Market Value per SqFt	\$34.70	\$35.00	\$39.70
Distance from Cooperative in miles		3.60	3.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0007	4-06277-0002	4-06021-0029
Address	144-04 77 ROAD	42-11 CORPORAL KENNEDY ST	198-39 JORDAN STREET
Neighborhood	FLUSHING-SOUTH	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	36	219	42
Year Built	1948	1951	1924
Gross SqFt	40,480	208,345	36,000
Estimated Gross Income	\$500,330	\$2,574,475	\$459,036
Gross Income per SqFt	\$12.36	\$12.36	\$12.75
Full Market Value	\$1,410,000	\$7,230,000	\$1,430,000
Market Value per SqFt	\$34.80	\$35.00	\$39.70
Distance from Cooperative in miles		3.65	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06669-0027	4-06672-0058	4-06793-0126
Address	144-34 77 ROAD	79-04 147 STREET	154-02 71 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	27	45	180
Year Built	1948	1948	1952
Gross SqFt	31,860	33,921	147,558
Estimated Gross Income	\$392,515	\$417,481	\$1,923,050
Gross Income per SqFt	\$12.32	\$12.31	\$13.03
Full Market Value	\$1,100,000	\$1,170,000	\$5,990,000
Market Value per SqFt	\$34.50	\$35.00	\$40.60
Distance from Cooperative in miles		0.15	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06670-0001	4-06672-0058	4-06793-0126
Address	78-11 MAIN STREET	79-04 147 STREET	154-02 71 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	150	45	180
Year Built	1949	1948	1952
Gross SqFt	110,298	33,921	147,558
Estimated Gross Income	\$1,364,390	\$417,481	\$1,923,050
Gross Income per SqFt	\$12.37	\$12.31	\$13.03
Full Market Value	\$3,830,000	\$1,170,000	\$5,990,000
Market Value per SqFt	\$34.70	\$35.00	\$40.60
Distance from Cooperative in miles		0.10	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06671-0001	4-06672-0058	4-06793-0126
Address	78-37 MAIN STREET	79-04 147 STREET	154-02 71 AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	150	45	180
Year Built	1949	1948	1952
Gross SqFt	110,298	33,921	147,558
Estimated Gross Income	\$1,357,770	\$417,481	\$1,923,050
Gross Income per SqFt	\$12.31	\$12.31	\$13.03
Full Market Value	\$3,820,000	\$1,170,000	\$5,990,000
Market Value per SqFt	\$34.60	\$35.00	\$40.60
Distance from Cooperative in miles		0.05	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0019	4-06595-0032	4-06595-0010
Address	147-37 71 AVENUE	139-06 JEWEL AVENUE	137-02 JEWEL AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	24	24
Year Built	1949	1949	1949
Gross SqFt	6,000	20,920	20,920
Estimated Gross Income	\$84,500	\$294,887	\$294,887
Gross Income per SqFt	\$14.08	\$14.10	\$14.10
Full Market Value	\$263,000	\$918,000	\$918,000
Market Value per SqFt	\$43.80	\$44.00	\$43.90
Distance from Cooperative in miles		0.35	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06676-0020	4-06793-0126	4-06595-0032
Address	147-03 71 AVENUE	154-02 71 AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	180	24
Year Built	1948	1952	1949
Gross SqFt	21,600	147,558	20,920
Estimated Gross Income	\$290,550	\$1,923,050	\$294,887
Gross Income per SqFt	\$13.45	\$13.03	\$14.10
Full Market Value	\$905,000	\$5,990,000	\$918,000
Market Value per SqFt	\$41.90	\$41.00	\$43.90
Distance from Cooperative in miles		0.35	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06677-0001	4-06672-0057	4-06691-0001
Address	71-01 150 STREET	79-11 146 STREET	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	100	47	51
Year Built	1949	1956	1948
Gross SqFt	92,296	21,583	39,558
Estimated Gross Income	\$1,024,485	\$414,390	\$448,824
Gross Income per SqFt	\$11.10	\$19.20	\$11.35
Full Market Value	\$2,880,000	\$1,550,000	\$1,160,000
Market Value per SqFt	\$31.20	\$72.00	\$29.30
Distance from Cooperative in miles		0.70	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06678-0001	4-06684-0002	4-06691-0001
Address	71-27 147 STREET	147-09 75 ROAD	79-05 147 STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	116	51
Year Built	1949	1951	1948
Gross SqFt	92,296	96,572	39,558
Estimated Gross Income	\$1,024,500	\$1,069,329	\$448,824
Gross Income per SqFt	\$11.10	\$11.07	\$11.35
Full Market Value	\$2,650,000	\$2,770,000	\$1,160,000
Market Value per SqFt	\$28.70	\$29.00	\$29.30
Distance from Cooperative in miles		0.30	0.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06679-0001	4-06595-0010	4-06595-0032
Address	147-04 72 AVENUE	137-02 JEWEL AVENUE	139-06 JEWEL AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	69	24	24
Year Built	1949	1949	1949
Gross SqFt	42,204	20,920	20,920
Estimated Gross Income	\$595,000	\$294,887	\$294,887
Gross Income per SqFt	\$14.10	\$14.10	\$14.10
Full Market Value	\$1,850,000	\$918,000	\$918,000
Market Value per SqFt	\$43.80	\$44.00	\$43.90
Distance from Cooperative in miles		0.45	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0001	4-06672-0058	4-06683-0036
Address	78-31 147 STREET	79-04 147 STREET	147-15 75 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	45	36
Year Built	1949	1948	1951
Gross SqFt	43,345	33,921	28,690
Estimated Gross Income	\$533,580	\$417,481	\$354,437
Gross Income per SqFt	\$12.31	\$12.31	\$12.35
Full Market Value	\$1,500,000	\$1,170,000	\$996,000
Market Value per SqFt	\$34.60	\$35.00	\$34.70
Distance from Cooperative in miles		0.10	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06690-0016	4-05182-0044	4-05146-0001
Address	149-05 79 AVENUE	140-37 ASH AVENUE	45-15 GOLDEN STREET
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	182	126	148
Year Built	1955	1950	1963
Gross SqFt	178,650	104,000	131,187
Estimated Gross Income	\$2,340,315	\$1,360,910	\$1,747,887
Gross Income per SqFt	\$13.10	\$13.09	\$13.32
Full Market Value	\$7,290,000	\$4,240,000	\$5,440,000
Market Value per SqFt	\$40.80	\$41.00	\$41.50
Distance from Cooperative in miles		2.55	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06698-0040	4-05053-0011	4-05101-0061
Address	150-10 71 AVENUE	147-25 SANFORD AVENUE	132-25 MAPLE AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	536	90	180
Year Built	1952	1963	1957
Gross SqFt	466,368	76,649	161,520
Estimated Gross Income	\$5,796,950	\$952,948	\$2,049,773
Gross Income per SqFt	\$12.43	\$12.43	\$12.69
Full Market Value	\$16,300,000	\$2,680,000	\$6,380,000
Market Value per SqFt	\$35.00	\$35.00	\$39.50
Distance from Cooperative in miles		2.20	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06711-0027	4-05146-0036	4-05013-0031
Address	150-15 79 AVENUE	37-60 45 AVENUE	37-04 PARSONS BOULEVARD
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	75	256	42
Year Built	1965	1955	1957
Gross SqFt	80,200	261,919	43,000
Estimated Gross Income	\$911,890	\$2,978,158	\$480,758
Gross Income per SqFt	\$11.37	\$11.37	\$11.18
Full Market Value	\$2,360,000	\$7,720,000	\$1,140,000
Market Value per SqFt	\$29.40	\$30.00	\$26.50
Distance from Cooperative in miles		2.15	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06715-0002	4-06793-0126	4-05101-0022
Address	81-26 150 STREET	154-02 71 AVENUE	132-40 SANFORD AVENUE
Neighborhood	HILLCREST	FLUSHING-SOUTH	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	D1-ELEVATOR
Total Units	685	180	94
Year Built	1947	1952	1962
Gross SqFt	704,500	147,558	83,830
Estimated Gross Income	\$9,158,500	\$1,923,050	\$1,117,186
Gross Income per SqFt	\$13.00	\$13.03	\$13.33
Full Market Value	\$28,500,000	\$5,990,000	\$3,480,000
Market Value per SqFt	\$40.50	\$41.00	\$41.50
Distance from Cooperative in miles		0.80	2.75

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06789-0015	4-07117-0003	4-05137-0005
Address	161-08 JEWEL AVENUE	188-02 64 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	FRESH MEADOWS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	383	1,201	322
Year Built	1954	1947	1965
Gross SqFt	363,265	1,228,778	317,305
Estimated Gross Income	\$5,514,362	\$21,217,873	\$5,330,568
Gross Income per SqFt	\$15.18	\$17.27	\$16.80
Full Market Value	\$18,600,000	\$79,300,000	\$18,000,000
Market Value per SqFt	\$51.00	\$65.00	\$57.00
Distance from Cooperative in miles		1.35	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06790-0001	4-03155-0027	4-05137-0005
Address	158-09 PARSONS BOULEVARD	98-01 67 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	793	286	322
Year Built	1954	1959	1965
Gross SqFt	749,142	275,197	317,305
Estimated Gross Income	\$11,993,935	\$4,351,703	\$5,330,568
Gross Income per SqFt	\$16.01	\$15.81	\$16.80
Full Market Value	\$40,600,000	\$14,700,000	\$18,000,000
Market Value per SqFt	\$54.00	\$53.00	\$57.00
Distance from Cooperative in miles		2.60	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0001	4-03155-0027	4-05137-0005
Address	61-11 160 STREET	98-01 67 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	362	286	322
Year Built	1954	1959	1965
Gross SqFt	394,644	275,197	317,305
Estimated Gross Income	\$6,314,300	\$4,351,703	\$5,330,568
Gross Income per SqFt	\$16.00	\$15.81	\$16.80
Full Market Value	\$21,300,000	\$14,700,000	\$18,000,000
Market Value per SqFt	\$54.00	\$53.00	\$57.00
Distance from Cooperative in miles		2.70	1.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06791-0025	4-03155-0027	4-05137-0005
Address	61-15 160 STREET	98-01 67 AVENUE	43-23 COLDEN STREET
Neighborhood	FLUSHING-SOUTH	REGO PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	184	286	322
Year Built	1966	1959	1965
Gross SqFt	236,984	275,197	317,305
Estimated Gross Income	\$3,791,740	\$4,351,703	\$5,330,568
Gross Income per SqFt	\$16.00	\$15.81	\$16.80
Full Market Value	\$12,800,000	\$14,700,000	\$18,000,000
Market Value per SqFt	\$54.00	\$53.00	\$57.00
Distance from Cooperative in miles		2.70	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06792-0600	4-05046-0045	4-05046-0040
Address	161-25 JEWEL AVENUE	142-09 BARCLAY AVENUE	142-19 BARCLAY AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	684	42	63
Year Built	1952	1970	1959
Gross SqFt	789,880	38,657	58,399
Estimated Gross Income	\$11,255,790	\$550,735	\$844,317
Gross Income per SqFt	\$14.25	\$14.25	\$14.46
Full Market Value	\$35,000,000	\$1,860,000	\$2,630,000
Market Value per SqFt	\$44.30	\$48.00	\$45.00
Distance from Cooperative in miles		1.95	1.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06793-0225	4-06712-0001	4-09711-0056
Address	71-50 PARSONS BOULEVARD	150-05 UNION TURNPIKE	141-50 85 ROAD
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	257	186	132
Year Built	1960	1966	1951
Gross SqFt	299,456	235,016	103,629
Estimated Gross Income	\$2,338,028	\$2,965,828	\$1,606,562
Gross Income per SqFt	\$7.81	\$12.62	\$15.50
Full Market Value	\$4,960,000	\$8,330,000	\$5,430,000
Market Value per SqFt	\$16.56	\$35.00	\$52.00
Distance from Cooperative in miles		0.65	1.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-06852-0011	4-05958-0030	4-05185-0014
Address	78-34 164 STREET	23-50 WATERS EDGE DRIVE	140-18 ASH AVENUE
Neighborhood	FLUSHING-SOUTH	BAYSIDE	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	119	121	54
Year Built	1963	1969	1932
Gross SqFt	98,516	146,525	38,806
Estimated Gross Income	\$1,590,000	\$2,365,393	\$587,004
Gross Income per SqFt	\$16.14	\$16.14	\$15.13
Full Market Value	\$5,380,000	\$8,000,000	\$1,980,000
Market Value per SqFt	\$55.00	\$55.00	\$51.00
Distance from Cooperative in miles		4.40	2.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07071-0003	4-06825-0001	4-06825-0005
Address	182-12 HOR HARDING EXPWY	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	FRESH MEADOWS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	38	20	20
Year Built	1950	1952	1952
Gross SqFt	28,257	15,528	15,528
Estimated Gross Income	\$364,500	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$1,130,000	\$624,000	\$624,000
Market Value per SqFt	\$40.00	\$40.00	\$40.20
Distance from Cooperative in miles		1.35	1.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0051	4-07117-0020	4-06825-0001
Address	196-66 69 AVENUE	195-00 67 AVENUE	158-05 76 ROAD
Neighborhood	FRESH MEADOWS	FRESH MEADOWS	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	140	12	20
Year Built	1952	1949	1952
Gross SqFt	110,000	12,470	15,528
Estimated Gross Income	\$1,738,000	\$197,179	\$200,503
Gross Income per SqFt	\$15.80	\$15.81	\$12.91
Full Market Value	\$5,880,000	\$667,000	\$624,000
Market Value per SqFt	\$53.00	\$53.00	\$40.20
Distance from Cooperative in miles		0.00	1.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07117-0401	4-06280-0001	4-06281-0001
Address	196-14 69 AVENUE	209-30 43 AVENUE	210-02 42 AVENUE
Neighborhood	FRESH MEADOWS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	148	42	63
Year Built	1951	1949	1951
Gross SqFt	116,000	30,934	46,476
Estimated Gross Income	\$1,740,000	\$466,643	\$699,965
Gross Income per SqFt	\$15.00	\$15.09	\$15.06
Full Market Value	\$5,880,000	\$1,580,000	\$2,370,000
Market Value per SqFt	\$51.00	\$51.00	\$51.00
Distance from Cooperative in miles		1.70	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07341-0012	4-07117-0006	4-07117-0020
Address	46-02 215 PLACE	194-05 67 AVENUE	195-00 67 AVENUE
Neighborhood	BAYSIDE	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	66	411	12
Year Built	1950	1950	1949
Gross SqFt	48,871	410,788	12,470
Estimated Gross Income	\$823,000	\$6,920,088	\$197,179
Gross Income per SqFt	\$16.84	\$16.85	\$15.81
Full Market Value	\$3,080,000	\$25,900,000	\$667,000
Market Value per SqFt	\$63.00	\$63.00	\$53.00
Distance from Cooperative in miles		1.40	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07342-0028	4-07117-0020	4-06280-0001
Address	46-11 215 PLACE	195-00 67 AVENUE	209-30 43 AVENUE
Neighborhood	BAYSIDE	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	69	12	42
Year Built	1950	1949	1949
Gross SqFt	51,264	12,470	30,934
Estimated Gross Income	\$810,000	\$197,179	\$466,643
Gross Income per SqFt	\$15.80	\$15.81	\$15.09
Full Market Value	\$2,740,000	\$667,000	\$1,580,000
Market Value per SqFt	\$53.00	\$53.00	\$51.00
Distance from Cooperative in miles		1.55	0.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0007	4-07117-0006	4-06266-0001
Address	47-28 215 PLACE	194-05 67 AVENUE	205-02 42 AVENUE
Neighborhood	BAYSIDE	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	39	411	27
Year Built	1950	1950	1948
Gross SqFt	29,450	410,788	20,400
Estimated Gross Income	\$496,200	\$6,920,088	\$336,886
Gross Income per SqFt	\$16.85	\$16.85	\$16.51
Full Market Value	\$1,850,000	\$25,900,000	\$1,140,000
Market Value per SqFt	\$63.00	\$63.00	\$56.00
Distance from Cooperative in miles		1.30	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07347-0020	4-06266-0001	4-06267-0001
Address	47-48 215 PLACE	205-02 42 AVENUE	203-02 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	39	27	27
Year Built	1950	1948	1948
Gross SqFt	29,450	20,400	20,400
Estimated Gross Income	\$486,220	\$336,886	\$344,363
Gross Income per SqFt	\$16.51	\$16.51	\$16.88
Full Market Value	\$1,640,000	\$1,140,000	\$1,290,000
Market Value per SqFt	\$56.00	\$56.00	\$63.00
Distance from Cooperative in miles		0.70	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07348-0001	4-07453-0033	4-07452-0033
Address	215-28 47 AVENUE	202-01 HOR HARDING EXPWY	201-01 HOR HARDING EXPWY
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	156	14	14
Year Built	1950	1948	1948
Gross SqFt	118,000	12,785	12,785
Estimated Gross Income	\$1,576,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.36	\$13.35	\$13.35
Full Market Value	\$4,910,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		0.90	0.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07349-0001	4-07452-0033	4-07453-0033
Address	47-15 216 STREET	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	14	14
Year Built	1950	1948	1948
Gross SqFt	105,000	12,785	12,785
Estimated Gross Income	\$1,401,750	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$4,360,000	\$531,000	\$531,000
Market Value per SqFt	\$41.50	\$42.00	\$41.50
Distance from Cooperative in miles		1.00	0.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07474-0050	4-08789-0031	4-05307-0024
Address	220-55 46 AVENUE	259-10 HILLSIDE AVENUE	189-14 CROCHERON AVENUE
Neighborhood	BAYSIDE	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	314	50	109
Year Built	1961	1960	1956
Gross SqFt	336,200	42,442	96,881
Estimated Gross Income	\$4,279,800	\$540,180	\$1,220,262
Gross Income per SqFt	\$12.73	\$12.73	\$12.60
Full Market Value	\$13,300,000	\$1,680,000	\$3,430,000
Market Value per SqFt	\$39.60	\$40.00	\$35.40
Distance from Cooperative in miles		3.20	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07628-0002	4-07452-0033	4-07453-0033
Address	67-01 BELL BOULEVARD	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	134	14	14
Year Built	1949	1948	1948
Gross SqFt	132,300	12,785	12,785
Estimated Gross Income	\$1,766,200	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$5,500,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		0.85	0.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07629-0002	4-07452-0033	4-07453-0033
Address	68-01 BELL BOULEVARD	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	197	14	14
Year Built	1949	1948	1948
Gross SqFt	208,800	12,785	12,785
Estimated Gross Income	\$2,787,480	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$8,680,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		0.90	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07632-0002	4-07117-0020	4-06280-0001
Address	67-02 SPRINGFIELD BOULEVA	195-00 67 AVENUE	209-30 43 AVENUE
Neighborhood	OAKLAND GARDENS	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	467	12	42
Year Built	1949	1949	1949
Gross SqFt	554,300	12,470	30,934
Estimated Gross Income	\$8,592,500	\$197,179	\$466,643
Gross Income per SqFt	\$15.50	\$15.81	\$15.09
Full Market Value	\$29,100,000	\$667,000	\$1,580,000
Market Value per SqFt	\$52.00	\$53.00	\$51.00
Distance from Cooperative in miles		1.20	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07633-0001	4-07452-0033	4-07453-0033
Address	213-09 73 AVENUE	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	200	14	14
Year Built	1950	1948	1948
Gross SqFt	145,200	12,785	12,785
Estimated Gross Income	\$1,939,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$6,040,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		0.75	0.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07636-0007	4-08823-0026	4-07453-0033
Address	69-11 213 STREET	87-15 LITTLE NECK PARKWAY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	FLORAL PARK	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	37	14
Year Built	1958	1949	1948
Gross SqFt	93,500	36,955	12,785
Estimated Gross Income	\$1,250,000	\$494,489	\$170,648
Gross Income per SqFt	\$13.37	\$13.38	\$13.35
Full Market Value	\$3,890,000	\$1,540,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		2.75	0.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07638-0012	4-07452-0033	4-07453-0033
Address	69-05 215 STREET	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	48	14	14
Year Built	1950	1948	1948
Gross SqFt	34,100	12,785	12,785
Estimated Gross Income	\$455,235	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$1,420,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		0.85	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07648-0002	4-07452-0033	4-07453-0033
Address	224-02 HOR HARDING EXPWY	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	14	14
Year Built	1948	1948	1948
Gross SqFt	132,300	12,785	12,785
Estimated Gross Income	\$1,766,200	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$5,500,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		1.25	1.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07656-0002	4-07452-0033	4-07453-0033
Address	221-08 64 AVENUE	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	136	14	14
Year Built	1949	1948	1948
Gross SqFt	107,988	12,785	12,785
Estimated Gross Income	\$1,442,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$4,490,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		1.05	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07668-0010	4-07452-0033	4-07453-0033
Address	222-01 69 AVENUE	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	156	14	14
Year Built	1949	1948	1948
Gross SqFt	120,600	12,785	12,785
Estimated Gross Income	\$1,610,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$5,010,000	\$531,000	\$531,000
Market Value per SqFt	\$41.50	\$42.00	\$41.50
Distance from Cooperative in miles		1.15	1.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07670-0002	4-07452-0033	4-07453-0033
Address	223-02 65 AVENUE	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	188	14	14
Year Built	1949	1948	1948
Gross SqFt	147,700	12,785	12,785
Estimated Gross Income	\$1,972,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$6,140,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		1.15	1.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0002	4-08789-0031	4-05307-0024
Address	73-50 BELL BOULEVARD	259-10 HILLSIDE AVENUE	189-14 CROCHERON AVENUE
Neighborhood	OAKLAND GARDENS	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	583	50	109
Year Built	1952	1960	1956
Gross SqFt	486,792	42,442	96,881
Estimated Gross Income	\$6,196,862	\$540,180	\$1,220,262
Gross Income per SqFt	\$12.73	\$12.73	\$12.60
Full Market Value	\$19,300,000	\$1,680,000	\$3,430,000
Market Value per SqFt	\$39.60	\$40.00	\$35.40
Distance from Cooperative in miles		2.75	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07732-0150	4-08789-0031	4-05307-0024
Address	210-11 75 AVENUE	259-10 HILLSIDE AVENUE	189-14 CROCHERON AVENUE
Neighborhood	OAKLAND GARDENS	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	270	50	109
Year Built	1952	1960	1956
Gross SqFt	243,396	42,442	96,881
Estimated Gross Income	\$3,100,000	\$540,180	\$1,220,262
Gross Income per SqFt	\$12.74	\$12.73	\$12.60
Full Market Value	\$9,650,000	\$1,680,000	\$3,430,000
Market Value per SqFt	\$39.60	\$40.00	\$35.40
Distance from Cooperative in miles		2.75	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07738-0001	4-08789-0031	4-05101-0061
Address	73-11 BELL BOULEVARD	259-10 HILLSIDE AVENUE	132-25 MAPLE AVENUE
Neighborhood	OAKLAND GARDENS	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	180	50	180
Year Built	1952	1960	1957
Gross SqFt	162,264	42,442	161,520
Estimated Gross Income	\$2,060,040	\$540,180	\$2,049,773
Gross Income per SqFt	\$12.70	\$12.73	\$12.69
Full Market Value	\$6,410,000	\$1,680,000	\$6,380,000
Market Value per SqFt	\$39.50	\$40.00	\$39.50
Distance from Cooperative in miles		2.55	4.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07739-0003	4-06825-0040	4-06825-0050
Address	73-69 217 STREET	158-45 76 ROAD	158-25 76 ROAD
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	194	20	20
Year Built	1952	1952	1952
Gross SqFt	152,364	15,528	15,528
Estimated Gross Income	\$1,965,550	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$6,120,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.00	3.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07742-0003	4-06825-0040	4-06825-0050
Address	73-36 SPRINGFIELD BOULEVA	158-45 76 ROAD	158-25 76 ROAD
Neighborhood	OAKLAND GARDENS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	276	20	20
Year Built	1952	1952	1952
Gross SqFt	221,621	15,528	15,528
Estimated Gross Income	\$2,861,100	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$8,910,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.15	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0400	4-08401-0600	4-05186-0029
Address	75-05 210 STREET	245-10 GRND CNTRL PARKWAY	140-60 BEECH AVENUE
Neighborhood	OAKLAND GARDENS	GLEN OAKS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	270	240	124
Year Built	1965	1966	1959
Gross SqFt	243,396	263,883	96,774
Estimated Gross Income	\$3,531,740	\$3,828,165	\$1,439,221
Gross Income per SqFt	\$14.51	\$14.51	\$14.87
Full Market Value	\$11,900,000	\$12,900,000	\$4,870,000
Market Value per SqFt	\$48.90	\$49.00	\$50.00
Distance from Cooperative in miles		2.05	3.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07748-0500	4-08401-0600	4-05186-0029
Address	213-06 75 AVENUE	245-10 GRND CNTRL PARKWAY	140-60 BEECH AVENUE
Neighborhood	OAKLAND GARDENS	GLEN OAKS	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	567	240	124
Year Built	1965	1966	1959
Gross SqFt	644,836	263,883	96,774
Estimated Gross Income	\$9,350,000	\$3,828,165	\$1,439,221
Gross Income per SqFt	\$14.50	\$14.51	\$14.87
Full Market Value	\$31,600,000	\$12,900,000	\$4,870,000
Market Value per SqFt	\$49.00	\$49.00	\$50.00
Distance from Cooperative in miles		2.05	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07754-0003	4-08823-0026	4-06825-0005
Address	217-02 75 AVENUE	87-15 LITTLE NECK PARKWAY	158-06 76 AVENUE
Neighborhood	OAKLAND GARDENS	FLORAL PARK	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	296	37	20
Year Built	1952	1949	1952
Gross SqFt	235,472	36,955	15,528
Estimated Gross Income	\$3,155,325	\$494,489	\$200,503
Gross Income per SqFt	\$13.40	\$13.38	\$12.91
Full Market Value	\$9,820,000	\$1,540,000	\$624,000
Market Value per SqFt	\$41.70	\$42.00	\$40.20
Distance from Cooperative in miles		2.30	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07755-0003	4-07452-0033	4-07453-0033
Address	219-02 74 AVENUE	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	126	14	14
Year Built	1952	1948	1948
Gross SqFt	124,662	12,785	12,785
Estimated Gross Income	\$1,664,280	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$5,180,000	\$531,000	\$531,000
Market Value per SqFt	\$41.60	\$42.00	\$41.50
Distance from Cooperative in miles		1.15	1.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07761-0060	4-05182-0044	4-05146-0001
Address	216-10 77 AVENUE	140-37 ASH AVENUE	45-15 COLDEN STREET
Neighborhood	OAKLAND GARDENS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	126	148
Year Built	1952	1950	1963
Gross SqFt	43,140	104,000	131,187
Estimated Gross Income	\$565,135	\$1,360,910	\$1,747,887
Gross Income per SqFt	\$13.10	\$13.09	\$13.32
Full Market Value	\$1,760,000	\$4,240,000	\$5,440,000
Market Value per SqFt	\$40.80	\$41.00	\$41.50
Distance from Cooperative in miles		3.85	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07840-0002	4-08823-0026	4-07453-0033
Address	224-01 SPRINGFIELD BOULEV	87-15 LITTLE NECK PARKWAY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	FLORAL PARK	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	37	14
Year Built	1950	1949	1948
Gross SqFt	100,886	36,955	12,785
Estimated Gross Income	\$1,351,880	\$494,489	\$170,648
Gross Income per SqFt	\$13.40	\$13.38	\$13.35
Full Market Value	\$4,210,000	\$1,540,000	\$531,000
Market Value per SqFt	\$41.70	\$42.00	\$41.50
Distance from Cooperative in miles		1.95	1.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07842-0033	4-07452-0033	4-07453-0033
Address	224-06 SPRINGFIELD BOULEV	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	14	14
Year Built	1950	1948	1948
Gross SqFt	102,144	12,785	12,785
Estimated Gross Income	\$1,409,600	\$170,648	\$170,648
Gross Income per SqFt	\$13.80	\$13.35	\$13.35
Full Market Value	\$4,390,000	\$531,000	\$531,000
Market Value per SqFt	\$43.00	\$42.00	\$41.50
Distance from Cooperative in miles		1.60	1.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07844-0002	4-07452-0033	4-07453-0033
Address	78-14 CLOVERDALE BOULEVAR	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	198	14	14
Year Built	1950	1948	1948
Gross SqFt	157,223	12,785	12,785
Estimated Gross Income	\$2,099,000	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$6,530,000	\$531,000	\$531,000
Market Value per SqFt	\$41.50	\$42.00	\$41.50
Distance from Cooperative in miles		1.70	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07847-0001	4-07452-0033	4-07453-0033
Address	229-01 GRAND CENTRAL PARK	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	68	14	14
Year Built	1950	1948	1948
Gross SqFt	55,374	12,785	12,785
Estimated Gross Income	\$739,255	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$2,300,000	\$531,000	\$531,000
Market Value per SqFt	\$41.50	\$42.00	\$41.50
Distance from Cooperative in miles		1.80	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07848-0001	4-07452-0033	4-07453-0033
Address	230-07 GRAND CENTRAL PARK	201-01 HOR HARDING EXPWY	202-01 HOR HARDING EXPWY
Neighborhood	OAKLAND GARDENS	BAYSIDE	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	44	14	14
Year Built	1950	1948	1948
Gross SqFt	36,650	12,785	12,785
Estimated Gross Income	\$489,300	\$170,648	\$170,648
Gross Income per SqFt	\$13.35	\$13.35	\$13.35
Full Market Value	\$1,520,000	\$531,000	\$531,000
Market Value per SqFt	\$41.50	\$42.00	\$41.50
Distance from Cooperative in miles		1.85	1.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0002	4-04995-0064	4-05101-0061
Address	80-35 SPRINGFIELD BOULEVA	144-45 35 AVENUE	132-25 MAPLE AVENUE
Neighborhood	HOLLIS HILLS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	96	120	180
Year Built	1956	1957	1957
Gross SqFt	107,076	129,650	161,520
Estimated Gross Income	\$1,333,000	\$1,618,729	\$2,049,773
Gross Income per SqFt	\$12.45	\$12.49	\$12.69
Full Market Value	\$3,750,000	\$4,550,000	\$6,380,000
Market Value per SqFt	\$35.00	\$35.00	\$39.50
Distance from Cooperative in miles		4.60	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07912-0050	4-05101-0061	4-05053-0011
Address	226-26 UNION TURNPIKE	132-25 MAPLE AVENUE	147-25 SANFORD AVENUE
Neighborhood	HOLLIS HILLS	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	192	180	90
Year Built	1956	1957	1963
Gross SqFt	214,152	161,520	76,649
Estimated Gross Income	\$2,720,000	\$2,049,773	\$952,948
Gross Income per SqFt	\$12.70	\$12.69	\$12.43
Full Market Value	\$8,470,000	\$6,380,000	\$2,680,000
Market Value per SqFt	\$39.60	\$40.00	\$35.00
Distance from Cooperative in miles		4.75	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07914-0002	4-06691-0001	4-06672-0057
Address	221-22 MANOR ROAD	79-05 147 STREET	79-11 146 STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	350	51	47
Year Built	1951	1948	1956
Gross SqFt	489,600	39,558	21,583
Estimated Gross Income	\$5,587,960	\$448,824	\$414,390
Gross Income per SqFt	\$11.41	\$11.35	\$19.20
Full Market Value	\$15,700,000	\$1,160,000	\$1,550,000
Market Value per SqFt	\$32.10	\$29.00	\$72.00
Distance from Cooperative in miles		3.85	3.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07929-0002	4-06793-0126	4-06227-0338
Address	224-01 HILLSIDE AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	200	180	54
Year Built	1951	1952	1951
Gross SqFt	257,000	147,558	44,928
Estimated Gross Income	\$3,341,000	\$1,923,050	\$613,927
Gross Income per SqFt	\$13.00	\$13.03	\$13.66
Full Market Value	\$10,400,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$40.50	\$41.00	\$42.50
Distance from Cooperative in miles		3.75	2.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07943-0200	4-06825-0001	4-06825-0005
Address	227-01 HILLSIDE AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	20	20
Year Built	1951	1952	1952
Gross SqFt	128,000	15,528	15,528
Estimated Gross Income	\$1,652,500	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$5,140,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		3.75	3.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07945-0025	4-06825-0001	4-06825-0005
Address	224-10 HILLSIDE AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	QUEENS VILLAGE	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	132	20	20
Year Built	1951	1952	1952
Gross SqFt	140,000	15,528	15,528
Estimated Gross Income	\$1,806,000	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$5,620,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		3.60	3.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-07968-0031	4-05182-0044	4-05146-0001
Address	222-89 BRADDOCK AVENUE	140-37 ASH AVENUE	45-15 GOLDEN STREET
Neighborhood	QUEENS VILLAGE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	126	148
Year Built	1964	1950	1963
Gross SqFt	39,700	104,000	131,187
Estimated Gross Income	\$520,000	\$1,360,910	\$1,747,887
Gross Income per SqFt	\$13.10	\$13.09	\$13.32
Full Market Value	\$1,620,000	\$4,240,000	\$5,440,000
Market Value per SqFt	\$40.80	\$41.00	\$41.50
Distance from Cooperative in miles		4.95	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08059-0001	4-06024-0017	4-05422-0045
Address	38-30 WEST DRIVE	198-40 32 AVENUE	164-18 43 AVENUE
Neighborhood	DOUGLASTON	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	46	26
Year Built	1930	1931	1928
Gross SqFt	35,000	36,000	22,119
Estimated Gross Income	\$478,500	\$491,158	\$296,143
Gross Income per SqFt	\$13.67	\$13.64	\$13.39
Full Market Value	\$1,490,000	\$1,530,000	\$922,000
Market Value per SqFt	\$42.60	\$43.00	\$41.70
Distance from Cooperative in miles		2.00	2.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08092-0028	4-06853-0006	4-08092-0005
Address	44-20 DOUGLASTON PARKWAY	80-25 PARSONS BOULEVARD	43-60 DOUGLASTON PARKWAY
Neighborhood	DOUGLASTON	HILLCREST	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	44	112	148
Year Built	1963	1962	1963
Gross SqFt	29,388	58,089	114,402
Estimated Gross Income	\$470,000	\$937,149	\$1,868,272
Gross Income per SqFt	\$15.99	\$16.13	\$16.33
Full Market Value	\$1,590,000	\$3,170,000	\$6,320,000
Market Value per SqFt	\$54.00	\$55.00	\$55.00
Distance from Cooperative in miles		4.55	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08100-0002	4-06853-0006	4-08092-0005
Address	42-30 DOUGLASTON PARKWAY	80-25 PARSONS BOULEVARD	43-60 DOUGLASTON PARKWAY
Neighborhood	DOUGLASTON	HILLCREST	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	92	112	148
Year Built	1964	1962	1963
Gross SqFt	101,535	58,089	114,402
Estimated Gross Income	\$1,639,800	\$937,149	\$1,868,272
Gross Income per SqFt	\$16.15	\$16.13	\$16.33
Full Market Value	\$5,540,000	\$3,170,000	\$6,320,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		4.60	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08107-0024	4-05182-0044	4-05146-0001
Address	43-25 DOUGLASTON PARKWAY	140-37 ASH AVENUE	45-15 COLDEN STREET
Neighborhood	DOUGLASTON	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	126	148
Year Built	1961	1950	1963
Gross SqFt	61,578	104,000	131,187
Estimated Gross Income	\$806,670	\$1,360,910	\$1,747,887
Gross Income per SqFt	\$13.10	\$13.09	\$13.32
Full Market Value	\$2,510,000	\$4,240,000	\$5,440,000
Market Value per SqFt	\$40.80	\$41.00	\$41.50
Distance from Cooperative in miles		4.15	4.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08178-0008	4-08789-0031	4-05101-0022
Address	241-20 NORTHERN BOULEVARD	259-10 HILLSIDE AVENUE	132-40 SANFORD AVENUE
Neighborhood	DOUGLASTON	FLORAL PARK	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	50	94
Year Built	1964	1960	1962
Gross SqFt	113,332	42,442	83,830
Estimated Gross Income	\$1,444,980	\$540,180	\$1,117,186
Gross Income per SqFt	\$12.75	\$12.73	\$13.33
Full Market Value	\$4,500,000	\$1,680,000	\$3,480,000
Market Value per SqFt	\$39.70	\$40.00	\$41.50
Distance from Cooperative in miles		2.75	4.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08256-0108	4-06853-0006	4-08092-0005
Address	54-40 LITTLE NECK PARKWAY	80-25 PARSONS BOULEVARD	43-60 DOUGLASTON PARKWAY
Neighborhood	LITTLE NECK	HILLCREST	DOUGLASTON
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	252	112	148
Year Built	1962	1962	1963
Gross SqFt	240,925	58,089	114,402
Estimated Gross Income	\$3,890,940	\$937,149	\$1,868,272
Gross Income per SqFt	\$16.15	\$16.13	\$16.33
Full Market Value	\$13,200,000	\$3,170,000	\$6,320,000
Market Value per SqFt	\$55.00	\$55.00	\$55.00
Distance from Cooperative in miles		5.40	1.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08263-0147	4-05182-0044	4-05146-0001
Address	47-27 LITTLE NECK PARKWAY	140-37 ASH AVENUE	45-15 GOLDEN STREET
Neighborhood	LITTLE NECK	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	126	148
Year Built	1961	1950	1963
Gross SqFt	47,040	104,000	131,187
Estimated Gross Income	\$616,225	\$1,360,910	\$1,747,887
Gross Income per SqFt	\$13.10	\$13.09	\$13.32
Full Market Value	\$1,920,000	\$4,240,000	\$5,440,000
Market Value per SqFt	\$40.80	\$41.00	\$41.50
Distance from Cooperative in miles		4.85	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0002	4-07117-0020	4-07117-0006
Address	242-06 HOR HARDING EXPWY	195-00 67 AVENUE	194-05 67 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	FRESH MEADOWS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	12	411
Year Built	1953	1949	1950
Gross SqFt	149,406	12,470	410,788
Estimated Gross Income	\$2,363,000	\$197,179	\$6,920,088
Gross Income per SqFt	\$15.82	\$15.81	\$16.85
Full Market Value	\$7,990,000	\$667,000	\$25,900,000
Market Value per SqFt	\$53.00	\$53.00	\$63.00
Distance from Cooperative in miles		2.50	2.45

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0010	4-07117-0020	4-06266-0001
Address	244-24 57 DRIVE	195-00 67 AVENUE	205-02 42 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	12	27
Year Built	1953	1949	1948
Gross SqFt	109,562	12,470	20,400
Estimated Gross Income	\$1,732,200	\$197,179	\$336,886
Gross Income per SqFt	\$15.81	\$15.81	\$16.51
Full Market Value	\$5,860,000	\$667,000	\$1,140,000
Market Value per SqFt	\$53.00	\$53.00	\$56.00
Distance from Cooperative in miles		2.60	2.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0020	4-07117-0020	4-06266-0001
Address	244-08 HOR HARDING EXPWY	195-00 67 AVENUE	205-02 42 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	188	12	27
Year Built	1952	1949	1948
Gross SqFt	167,032	12,470	20,400
Estimated Gross Income	\$2,672,515	\$197,179	\$336,886
Gross Income per SqFt	\$16.00	\$15.81	\$16.51
Full Market Value	\$9,040,000	\$667,000	\$1,140,000
Market Value per SqFt	\$54.00	\$53.00	\$56.00
Distance from Cooperative in miles		2.65	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08276-0030	4-07117-0020	4-06266-0001
Address	246-11 57 DRIVE	195-00 67 AVENUE	205-02 42 AVENUE
Neighborhood	DOUGLASTON	FRESH MEADOWS	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	116	12	27
Year Built	1953	1949	1948
Gross SqFt	103,032	12,470	20,400
Estimated Gross Income	\$1,648,515	\$197,179	\$336,886
Gross Income per SqFt	\$16.00	\$15.81	\$16.51
Full Market Value	\$5,570,000	\$667,000	\$1,140,000
Market Value per SqFt	\$54.00	\$53.00	\$56.00
Distance from Cooperative in miles		2.70	2.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08305-0010	4-08823-0026	4-08276-0658
Address	245-01 62 AVENUE	87-15 LITTLE NECK PARKWAY	56-20 MARATHON PARKWAY
Neighborhood	DOUGLASTON	FLORAL PARK	DOUGLASTON
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	37	54
Year Built	1953	1949	1977
Gross SqFt	90,518	36,955	27,690
Estimated Gross Income	\$1,231,030	\$494,489	\$377,128
Gross Income per SqFt	\$13.60	\$13.38	\$13.62
Full Market Value	\$3,830,000	\$1,540,000	\$1,170,000
Market Value per SqFt	\$42.30	\$42.00	\$42.30
Distance from Cooperative in miles		2.15	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08306-0004	4-08276-0658	4-08823-0026
Address	245-50 62 AVENUE	56-20 MARATHON PARKWAY	87-15 LITTLE NECK PARKWAY
Neighborhood	DOUGLASTON	DOUGLASTON	FLORAL PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	124	54	37
Year Built	1953	1977	1949
Gross SqFt	115,226	27,690	36,955
Estimated Gross Income	\$1,567,000	\$377,128	\$494,489
Gross Income per SqFt	\$13.60	\$13.62	\$13.38
Full Market Value	\$4,880,000	\$1,170,000	\$1,540,000
Market Value per SqFt	\$42.40	\$42.00	\$41.70
Distance from Cooperative in miles		0.30	2.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08337-0001	4-06825-0030	4-06825-0015
Address	57-01 MARATHON PARKWAY	158-46 76 AVENUE	158-26 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	20	20
Year Built	1952	1952	1952
Gross SqFt	159,428	15,528	15,528
Estimated Gross Income	\$2,058,215	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$6,410,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		4.85	4.85

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08349-0036	4-06825-0015	4-06825-0030
Address	249-57 60 AVENUE	158-26 76 AVENUE	158-46 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	20	20
Year Built	1953	1952	1952
Gross SqFt	161,012	15,528	15,528
Estimated Gross Income	\$2,078,665	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$6,470,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.00	5.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08353-0001	4-06825-0001	4-06825-0005
Address	60-33 251 STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	20	20
Year Built	1952	1952	1952
Gross SqFt	152,286	15,528	15,528
Estimated Gross Income	\$1,966,000	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$6,120,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		4.80	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08358-0001	4-06825-0001	4-06825-0005
Address	253-01 61 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	288	20	20
Year Built	1952	1952	1952
Gross SqFt	261,992	15,528	15,528
Estimated Gross Income	\$3,382,300	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$10,500,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		4.95	4.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08359-0006	4-06825-0001	4-06825-0005
Address	60-02 LITTLE NECK PARKWAY	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	20	20
Year Built	1952	1952	1952
Gross SqFt	70,124	15,528	15,528
Estimated Gross Income	\$904,600	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$2,820,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.10	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08363-0001	4-06825-0001	4-06825-0005
Address	251-02 61 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	216	20	20
Year Built	1952	1952	1952
Gross SqFt	189,016	15,528	15,528
Estimated Gross Income	\$2,438,300	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$7,590,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		4.95	4.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08367-0002	4-06825-0001	4-06825-0005
Address	255-02 61 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	92	20	20
Year Built	1952	1952	1952
Gross SqFt	82,852	15,528	15,528
Estimated Gross Income	\$1,068,800	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$3,330,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.10	5.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08373-0002	4-06825-0001	4-06825-0005
Address	249-09 63 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	20	20
Year Built	1952	1952	1952
Gross SqFt	96,244	15,528	15,528
Estimated Gross Income	\$1,241,500	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$3,860,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		4.80	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08374-0056	4-06825-0001	4-06825-0005
Address	252-56 63 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	LITTLE NECK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	84	20	20
Year Built	1952	1952	1952
Gross SqFt	74,580	15,528	15,528
Estimated Gross Income	\$962,000	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$2,990,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		4.90	4.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0096	4-06793-0126	4-06227-0338
Address	70-33 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	180	54
Year Built	1949	1952	1951
Gross SqFt	99,360	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$4,770,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$48.00	\$41.00	\$42.50
Distance from Cooperative in miles		4.90	2.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0350	4-06227-0338	4-04996-0007
Address	251-38 71 ROAD	211-01 42 AVENUE	147-15 35 AVENUE
Neighborhood	GLEN OAKS	BAYSIDE	FLUSHING-NORTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	144	54	12
Year Built	1952	1951	1962
Gross SqFt	121,968	44,928	8,400
Estimated Gross Income	\$-	\$613,927	\$265,798
Gross Income per SqFt	\$0.00	\$13.66	\$31.60
Full Market Value	\$5,830,000	\$1,910,000	\$1,240,000
Market Value per SqFt	\$47.80	\$43.00	\$148.00
Distance from Cooperative in miles		2.80	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08401-0675	4-06825-0001	4-06825-0005
Address	251-38 71 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	256	20	20
Year Built	1952	1952	1952
Gross SqFt	217,014	15,528	15,528
Estimated Gross Income	\$2,799,480	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$8,710,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		4.80	4.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08440-0001	4-06793-0126	4-06227-0338
Address	73-43 LITTLE NECK PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	180	54
Year Built	1948	1952	1951
Gross SqFt	112,736	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$5,410,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$48.00	\$41.00	\$42.50
Distance from Cooperative in miles		5.10	3.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08441-0001	4-05295-0047	4-06691-0011
Address	73-43 255 STREET	36-03 168 STREET	79-04 149 STREET
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	188	16	42
Year Built	1948	1928	1950
Gross SqFt	145,244	12,580	30,981
Estimated Gross Income	\$-	\$149,031	\$351,640
Gross Income per SqFt	\$0.00	\$11.85	\$11.35
Full Market Value	\$6,950,000	\$419,000	\$912,000
Market Value per SqFt	\$47.90	\$33.00	\$29.40
Distance from Cooperative in miles		4.30	5.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08442-0001	4-06793-0126	4-06227-0338
Address	70-43 LITTLE NECK PARKWAY	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	228	180	54
Year Built	1948	1952	1951
Gross SqFt	178,384	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$8,510,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.70	\$41.00	\$42.50
Distance from Cooperative in miles		5.10	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08443-0001	4-06825-0001	4-06825-0005
Address	260-01 LANGSTON AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	104	20	20
Year Built	1949	1952	1952
Gross SqFt	72,464	15,528	15,528
Estimated Gross Income	\$934,785	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$2,910,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.00	5.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08446-0001	4-06793-0126	4-06227-0338
Address	73-43 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	192	180	54
Year Built	1948	1952	1951
Gross SqFt	145,656	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$6,970,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		5.30	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08447-0001	4-06825-0001	4-06825-0005
Address	71-33 260 STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	248	20	20
Year Built	1948	1952	1952
Gross SqFt	174,680	15,528	15,528
Estimated Gross Income	\$2,253,385	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$7,010,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		5.20	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08448-0001	4-06825-0001	4-06825-0005
Address	70-07 261 STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	20	20
Year Built	1948	1952	1952
Gross SqFt	84,160	15,528	15,528
Estimated Gross Income	\$1,085,665	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$3,380,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.30	5.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08449-0001	4-06825-0001	4-06825-0005
Address	264-15 LANGSTON AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	88	20	20
Year Built	1949	1952	1952
Gross SqFt	61,480	15,528	15,528
Estimated Gross Income	\$794,000	\$200,503	\$200,503
Gross Income per SqFt	\$12.91	\$12.91	\$12.91
Full Market Value	\$2,470,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.40	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08450-0001	4-05295-0047	4-06691-0011
Address	264-02 LANGSTON AVENUE	36-03 168 STREET	79-04 149 STREET
Neighborhood	GLEN OAKS	FLUSHING-NORTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	180	16	42
Year Built	1948	1928	1950
Gross SqFt	126,240	12,580	30,981
Estimated Gross Income	\$-	\$149,031	\$351,640
Gross Income per SqFt	\$0.00	\$11.85	\$11.35
Full Market Value	\$6,035,000	\$419,000	\$912,000
Market Value per SqFt	\$47.80	\$33.00	\$29.40
Distance from Cooperative in miles		4.45	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08489-0001	4-03175-0001	4-08401-0600
Address	269 GRAND CENTRAL PARKWAY	104-20 QUEENS BOULEVARD	245-10 GRND CNTRL PARKWAY
Neighborhood	GLEN OAKS	REGO PARK	GLEN OAKS
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D3-ELEVATOR
Total Units	1,866	1,327	240
Year Built	1972	1960	1966
Gross SqFt	3,750,565	1,741,458	263,883
Estimated Gross Income	\$78,761,865	\$31,096,281	\$3,828,165
Gross Income per SqFt	\$21.00	\$17.86	\$14.51
Full Market Value	\$326,000,000	\$116,000,000	\$12,900,000
Market Value per SqFt	\$87.00	\$67.00	\$48.90
Distance from Cooperative in miles		7.40	0.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08490-0002	4-06793-0126	4-06227-0338
Address	245-24 76 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	180	54
Year Built	1948	1952	1951
Gross SqFt	123,120	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$5,900,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		4.80	2.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08492-0002	4-06825-0001	4-06825-0005
Address	76-03 COMMONWEALTH BOULEV	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	168	20	20
Year Built	1947	1952	1952
Gross SqFt	120,336	15,528	15,528
Estimated Gross Income	\$1,552,335	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$4,830,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		4.60	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08496-0002	4-06793-0126	4-06227-0338
Address	76-04 249 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	112	180	54
Year Built	1948	1952	1951
Gross SqFt	82,320	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$3,945,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		4.85	3.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08510-0031	4-06825-0001	4-06825-0005
Address	75-20 255 STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	20	20
Year Built	1948	1952	1952
Gross SqFt	73,112	15,528	15,528
Estimated Gross Income	\$943,144	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$2,940,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.10	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08511-0002	4-06793-0126	4-06227-0338
Address	254-02 74 AVENUE	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	144	180	54
Year Built	1948	1952	1951
Gross SqFt	112,112	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$5,365,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		5.20	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08513-0020	4-06825-0001	4-06825-0005
Address	75-05 255 STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	40	20	20
Year Built	1962	1952	1952
Gross SqFt	30,828	15,528	15,528
Estimated Gross Income	\$397,680	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$1,240,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.20	5.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08515-0002	4-06793-0126	4-06227-0338
Address	74-02 260 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	176	180	54
Year Built	1948	1952	1951
Gross SqFt	137,476	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$6,580,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		5.30	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08517-0002	4-06793-0126	4-06227-0338
Address	74-02 263 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	180	180	54
Year Built	1948	1952	1951
Gross SqFt	139,272	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$6,670,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.90	\$41.00	\$42.50
Distance from Cooperative in miles		5.40	3.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08535-0002	4-06793-0126	4-06227-0338
Address	75-44 263 STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	GLEN OAKS	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	200	180	54
Year Built	1948	1952	1951
Gross SqFt	154,232	147,558	44,928
Estimated Gross Income	\$-	\$1,923,050	\$613,927
Gross Income per SqFt	\$0.00	\$13.03	\$13.66
Full Market Value	\$7,365,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$47.80	\$41.00	\$42.50
Distance from Cooperative in miles		5.50	3.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08743-0102	4-06825-0001	4-06825-0005
Address	81-82 LANGDALE STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	20	20
Year Built	1950	1952	1952
Gross SqFt	118,980	15,528	15,528
Estimated Gross Income	\$1,534,845	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$4,780,000	\$624,000	\$624,000
Market Value per SqFt	\$40.20	\$40.00	\$40.20
Distance from Cooperative in miles		5.80	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08745-0001	4-06825-0001	4-06825-0005
Address	81-69 LANGDALE STREET	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	40	20	20
Year Built	1950	1952	1952
Gross SqFt	33,160	15,528	15,528
Estimated Gross Income	\$427,770	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$1,330,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		5.90	5.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08762-0001	4-06825-0001	4-06825-0005
Address	268-18 82 AVENUE	158-05 76 ROAD	158-06 76 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	FLUSHING-SOUTH
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	20	20
Year Built	1950	1952	1952
Gross SqFt	94,685	15,528	15,528
Estimated Gross Income	\$1,221,440	\$200,503	\$200,503
Gross Income per SqFt	\$12.90	\$12.91	\$12.91
Full Market Value	\$3,800,000	\$624,000	\$624,000
Market Value per SqFt	\$40.10	\$40.00	\$40.20
Distance from Cooperative in miles		5.80	5.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08764-0001	4-06793-0126	4-06227-0338
Address	81-16 LANGDALE STREET	154-02 71 AVENUE	211-01 42 AVENUE
Neighborhood	FLORAL PARK	FLUSHING-SOUTH	BAYSIDE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	48	180	54
Year Built	1950	1952	1951
Gross SqFt	39,245	147,558	44,928
Estimated Gross Income	\$506,260	\$1,923,050	\$613,927
Gross Income per SqFt	\$12.90	\$13.03	\$13.66
Full Market Value	\$1,580,000	\$5,990,000	\$1,910,000
Market Value per SqFt	\$40.30	\$41.00	\$42.50
Distance from Cooperative in miles		6.00	4.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-08929-0106	4-09677-0167	4-10461-0057
Address	91-48 88 ROAD	147-28 90 AVENUE	88-73 193 STREET
Neighborhood	WOODHAVEN	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	54	62
Year Built	1938	1928	1939
Gross SqFt	64,512	61,000	53,200
Estimated Gross Income	\$738,000	\$733,000	\$578,000
Gross Income per SqFt	\$11.44	\$12.02	\$10.86
Full Market Value	\$2,070,000	\$2,060,000	\$1,500,000
Market Value per SqFt	\$32.10	\$34.00	\$28.20
Distance from Cooperative in miles		2.50	4.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09186-0049	4-09677-0167	4-09302-0028
Address	86-03 102 STREET	147-28 90 AVENUE	87-60 113 STREET
Neighborhood	RICHMOND HILL	JAMAICA	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	73	54	58
Year Built	1927	1928	1933
Gross SqFt	69,000	61,000	53,166
Estimated Gross Income	\$782,000	\$733,000	\$682,000
Gross Income per SqFt	\$11.33	\$12.02	\$12.83
Full Market Value	\$2,030,000	\$2,060,000	\$2,120,000
Market Value per SqFt	\$29.40	\$34.00	\$39.90
Distance from Cooperative in miles		2.00	0.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09204-0009	4-09677-0167	4-10461-0057
Address	86-10 109 STREET	147-28 90 AVENUE	88-73 193 STREET
Neighborhood	RICHMOND HILL	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	54	54	62
Year Built	1928	1928	1939
Gross SqFt	56,400	61,000	53,200
Estimated Gross Income	\$639,000	\$733,000	\$578,000
Gross Income per SqFt	\$11.33	\$12.02	\$10.86
Full Market Value	\$1,660,000	\$2,060,000	\$1,500,000
Market Value per SqFt	\$29.40	\$34.00	\$28.20
Distance from Cooperative in miles		1.75	4.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09209-0049	4-09677-0167	4-10461-0057
Address	83-84 116 STREET	147-28 90 AVENUE	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	58	54	62
Year Built	1930	1928	1939
Gross SqFt	66,600	61,000	53,200
Estimated Gross Income	\$755,000	\$733,000	\$578,000
Gross Income per SqFt	\$11.34	\$12.02	\$10.86
Full Market Value	\$1,960,000	\$2,060,000	\$1,500,000
Market Value per SqFt	\$29.40	\$34.00	\$28.20
Distance from Cooperative in miles		1.50	3.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09209-0055	4-09677-0167	4-10461-0057
Address	115-25 84 AVENUE	147-28 90 AVENUE	88-73 193 STREET
Neighborhood	KEW GARDENS	JAMAICA	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	69	54	62
Year Built	1928	1928	1939
Gross SqFt	55,600	61,000	53,200
Estimated Gross Income	\$630,000	\$733,000	\$578,000
Gross Income per SqFt	\$11.33	\$12.02	\$10.86
Full Market Value	\$1,630,000	\$2,060,000	\$1,500,000
Market Value per SqFt	\$29.30	\$34.00	\$28.20
Distance from Cooperative in miles		1.50	3.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09231-0063	4-09234-0034	4-09302-0028
Address	83-55 LEFFERTS BOULEVARD	84-47 118 STREET	87-60 113 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	41	58
Year Built	1922	1939	1933
Gross SqFt	32,000	40,700	53,166
Estimated Gross Income	\$365,000	\$492,000	\$682,000
Gross Income per SqFt	\$11.41	\$12.09	\$12.83
Full Market Value	\$1,140,000	\$1,380,000	\$2,120,000
Market Value per SqFt	\$35.60	\$34.00	\$39.90
Distance from Cooperative in miles		0.15	0.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09234-0044	4-09686-0015	4-09265-0006
Address	84-25 118 STREET	144-06 88 AVENUE	85-10 120 STREET
Neighborhood	KEW GARDENS	JAMAICA	KEW GARDENS
Building Classification	D4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	45	31	71
Year Built	1961	1931	1961
Gross SqFt	40,454	22,110	61,092
Estimated Gross Income	\$584,000	\$346,773	\$1,000,000
Gross Income per SqFt	\$14.44	\$15.68	\$16.37
Full Market Value	\$1,970,000	\$1,170,000	\$3,380,000
Market Value per SqFt	\$48.70	\$53.00	\$55.00
Distance from Cooperative in miles		1.15	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09246-0305	4-09677-0167	4-09302-0028
Address	124-16 84 ROAD	147-28 90 AVENUE	87-60 113 STREET
Neighborhood	KEW GARDENS	JAMAICA	RICHMOND HILL
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	54	58
Year Built	1938	1928	1933
Gross SqFt	82,767	61,000	53,166
Estimated Gross Income	\$942,000	\$733,000	\$682,000
Gross Income per SqFt	\$11.38	\$12.02	\$12.83
Full Market Value	\$2,440,000	\$2,060,000	\$2,120,000
Market Value per SqFt	\$29.50	\$34.00	\$39.90
Distance from Cooperative in miles		1.10	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09249-0040	4-09692-0072	4-09712-0161
Address	84-70 129 STREET	147-25 148 STREET	142-02 84 DRIVE
Neighborhood	KEW GARDENS	JAMAICA	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	85	90
Year Built	1969	1962	1966
Gross SqFt	107,250	65,916	66,924
Estimated Gross Income	\$1,570,000	\$970,927	\$1,102,141
Gross Income per SqFt	\$14.64	\$14.73	\$16.47
Full Market Value	\$5,310,000	\$3,280,000	\$3,730,000
Market Value per SqFt	\$49.50	\$50.00	\$56.00
Distance from Cooperative in miles		0.80	0.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09265-0001	4-09231-0091	4-09677-0167
Address	85-11 LEFFERTS BOULEVARD	83-15 LEFFERTS BOULEVARD	147-28 90 AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	64	90	54
Year Built	1928	1937	1928
Gross SqFt	43,284	107,700	61,000
Estimated Gross Income	\$492,000	\$1,403,000	\$733,000
Gross Income per SqFt	\$11.37	\$13.03	\$12.02
Full Market Value	\$1,280,000	\$4,370,000	\$2,060,000
Market Value per SqFt	\$29.60	\$41.00	\$33.80
Distance from Cooperative in miles		0.20	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09266-0001	4-09260-0011	4-09663-0020
Address	120-10 85 AVENUE	85-18 118 STREET	81-10 135 STREET
Neighborhood	KEW GARDENS	KEW GARDENS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	48	138
Year Built	1951	1959	1949
Gross SqFt	49,406	37,772	102,500
Estimated Gross Income	\$713,000	\$607,000	\$1,544,913
Gross Income per SqFt	\$14.43	\$16.07	\$15.07
Full Market Value	\$2,410,000	\$2,050,000	\$5,220,000
Market Value per SqFt	\$48.80	\$54.00	\$51.00
Distance from Cooperative in miles		0.15	0.95

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09426-0054	4-09666-0040	4-09711-0075
Address	101-33 108 STREET	135-30 82 DRIVE	139-79 85 DRIVE
Neighborhood	RICHMOND HILL	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	84	120
Year Built	1931	1952	1940
Gross SqFt	24,720	69,384	114,780
Estimated Gross Income	\$300,000	\$1,091,042	\$1,521,611
Gross Income per SqFt	\$12.14	\$15.72	\$13.26
Full Market Value	\$843,000	\$3,690,000	\$4,740,000
Market Value per SqFt	\$34.10	\$53.00	\$41.30
Distance from Cooperative in miles		2.00	1.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09629-0001	4-09711-0056	4-09660-0030
Address	131-11 KEW GARDENS ROAD	141-50 85 ROAD	82-46 135 STREET
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	84	132	126
Year Built	1960	1951	1951
Gross SqFt	77,520	103,629	103,842
Estimated Gross Income	\$1,174,000	\$1,606,562	\$1,778,000
Gross Income per SqFt	\$15.14	\$15.50	\$17.12
Full Market Value	\$3,970,000	\$5,430,000	\$6,650,000
Market Value per SqFt	\$51.00	\$52.00	\$64.00
Distance from Cooperative in miles		0.45	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09631-0232	4-09660-0030	4-09711-0056
Address	123-40 83 AVENUE	82-46 135 STREET	141-50 85 ROAD
Neighborhood	KEW GARDENS	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	132	126	132
Year Built	1960	1951	1951
Gross SqFt	115,000	103,842	103,629
Estimated Gross Income	\$1,699,000	\$1,778,000	\$1,606,562
Gross Income per SqFt	\$14.77	\$17.12	\$15.50
Full Market Value	\$5,740,000	\$6,650,000	\$5,430,000
Market Value per SqFt	\$49.90	\$64.00	\$52.00
Distance from Cooperative in miles		0.30	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09648-0024	4-09666-0040	4-09644-0001
Address	84-31 VAN WYCK EXPRESSWAY	135-30 82 DRIVE	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	73	84	201
Year Built	1954	1952	1960
Gross SqFt	80,052	69,384	167,400
Estimated Gross Income	\$1,230,000	\$1,091,042	\$2,897,928
Gross Income per SqFt	\$15.37	\$15.72	\$17.31
Full Market Value	\$4,160,000	\$3,690,000	\$10,800,000
Market Value per SqFt	\$52.00	\$53.00	\$65.00
Distance from Cooperative in miles		0.35	0.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09660-0015	4-09666-0040	
Address	82-35 134 STREET	135-30 82 DRIVE	
Neighborhood	BRIARWOOD	BRIARWOOD	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	84	84	
Year Built	1951	1952	
Gross SqFt	62,256	69,384	
Estimated Gross Income	\$962,000	\$1,091,042	
Gross Income per SqFt	\$15.45	\$15.72	
Full Market Value	\$3,250,000	\$3,690,000	
Market Value per SqFt	\$52.00	\$53.00	
Distance from Cooperative in miles		0.15	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09665-0001	4-09660-0030	4-09644-0001
Address	83-20 141 STREET	82-46 135 STREET	86-25 VAN WYCK EXPRESSWAY
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	256	126	201
Year Built	1955	1951	1960
Gross SqFt	253,180	103,842	167,400
Estimated Gross Income	\$3,846,000	\$1,778,000	\$2,897,928
Gross Income per SqFt	\$15.19	\$17.12	\$17.31
Full Market Value	\$13,000,000	\$6,650,000	\$10,800,000
Market Value per SqFt	\$51.00	\$64.00	\$65.00
Distance from Cooperative in miles		0.20	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09666-0001	4-09644-0001	4-09660-0030
Address	139-15 82 DRIVE	86-25 VAN WYCK EXPRESSWAY	82-46 135 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	282	201	126
Year Built	1958	1960	1951
Gross SqFt	315,136	167,400	103,842
Estimated Gross Income	\$4,706,000	\$2,897,928	\$1,778,000
Gross Income per SqFt	\$14.93	\$17.31	\$17.12
Full Market Value	\$15,900,000	\$10,800,000	\$6,650,000
Market Value per SqFt	\$50.00	\$65.00	\$64.00
Distance from Cooperative in miles		0.45	0.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0020	4-09523-0051	4-09806-0024
Address	139-12 84 DRIVE	104-35 102 STREET	90-23 171 STREET
Neighborhood	BRIARWOOD	RICHMOND HILL	JAMAICA
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	32	32	16
Year Built	1935	1930	1931
Gross SqFt	17,673	25,980	11,720
Estimated Gross Income	\$225,000	\$368,700	\$198,308
Gross Income per SqFt	\$12.73	\$14.19	\$16.92
Full Market Value	\$701,000	\$1,150,000	\$742,000
Market Value per SqFt	\$39.70	\$44.00	\$63.00
Distance from Cooperative in miles		2.30	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0032	4-09954-0066	4-09711-0056
Address	139-21 85 DRIVE	185-01 HILLSIDE AVENUE	141-50 85 ROAD
Neighborhood	BRIARWOOD	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	125	132
Year Built	1959	1961	1951
Gross SqFt	122,640	95,040	103,629
Estimated Gross Income	\$1,800,000	\$1,517,251	\$1,606,562
Gross Income per SqFt	\$14.68	\$15.96	\$15.50
Full Market Value	\$6,090,000	\$5,130,000	\$5,430,000
Market Value per SqFt	\$49.70	\$54.00	\$52.00
Distance from Cooperative in miles		2.05	0.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09711-0125	4-09710-0094	4-09667-0015
Address	139-05 85 DRIVE	139-21 86 AVENUE	135-26 HOOVER AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	60	84
Year Built	1951	1959	1952
Gross SqFt	36,942	38,394	64,248
Estimated Gross Income	\$460,000	\$648,468	\$1,091,979
Gross Income per SqFt	\$12.45	\$16.89	\$17.00
Full Market Value	\$1,290,000	\$2,420,000	\$4,080,000
Market Value per SqFt	\$34.90	\$63.00	\$64.00
Distance from Cooperative in miles		0.05	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09712-0169	4-09712-0151	4-09768-0012
Address	142-20 84 DRIVE	141-40 84 DRIVE	88-35 162 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	76	72	69
Year Built	1959	1952	1958
Gross SqFt	67,000	55,722	44,695
Estimated Gross Income	\$890,000	\$849,192	\$576,000
Gross Income per SqFt	\$13.28	\$15.24	\$12.89
Full Market Value	\$2,770,000	\$2,870,000	\$1,790,000
Market Value per SqFt	\$41.30	\$52.00	\$40.00
Distance from Cooperative in miles		0.00	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0102	4-09793-0033	4-09768-0012
Address	140-18 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	96	69
Year Built	1952	1961	1958
Gross SqFt	57,672	79,572	44,695
Estimated Gross Income	\$690,000	\$1,065,032	\$576,000
Gross Income per SqFt	\$11.96	\$13.38	\$12.89
Full Market Value	\$1,940,000	\$3,320,000	\$1,790,000
Market Value per SqFt	\$33.60	\$42.00	\$40.00
Distance from Cooperative in miles		1.05	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0113	4-09793-0033	4-09768-0012
Address	140-50 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	70	96	69
Year Built	1959	1961	1958
Gross SqFt	61,050	79,572	44,695
Estimated Gross Income	\$730,000	\$1,065,032	\$576,000
Gross Income per SqFt	\$11.96	\$13.38	\$12.89
Full Market Value	\$2,050,000	\$3,320,000	\$1,790,000
Market Value per SqFt	\$33.60	\$42.00	\$40.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09713-0163	4-09793-0033	4-09768-0012
Address	140-17 84 DRIVE	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	96	69
Year Built	1961	1961	1958
Gross SqFt	38,790	79,572	44,695
Estimated Gross Income	\$465,000	\$1,065,032	\$576,000
Gross Income per SqFt	\$11.99	\$13.38	\$12.89
Full Market Value	\$1,310,000	\$3,320,000	\$1,790,000
Market Value per SqFt	\$33.80	\$42.00	\$40.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0018	4-09663-0002	4-09660-0002
Address	141-05 PERSHING CRESCENT	80-08 135 STREET	82-05 134 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	118	138	72
Year Built	1959	1949	1952
Gross SqFt	97,094	102,500	53,600
Estimated Gross Income	\$1,550,000	\$1,544,909	\$932,622
Gross Income per SqFt	\$15.96	\$15.07	\$17.40
Full Market Value	\$5,240,000	\$5,220,000	\$3,490,000
Market Value per SqFt	\$54.00	\$51.00	\$65.00
Distance from Cooperative in miles		0.40	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0075	4-09712-0151	4-09710-0094
Address	84-23 MANTON STREET	141-40 84 DRIVE	139-21 86 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	72	60
Year Built	1956	1952	1959
Gross SqFt	44,824	55,722	38,394
Estimated Gross Income	\$630,000	\$849,192	\$648,468
Gross Income per SqFt	\$14.05	\$15.24	\$16.89
Full Market Value	\$1,960,000	\$2,870,000	\$2,420,000
Market Value per SqFt	\$43.70	\$52.00	\$63.00
Distance from Cooperative in miles		0.20	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0138	4-09710-0094	4-09712-0151
Address	141-30 84 ROAD	139-21 86 AVENUE	141-40 84 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	59	60	72
Year Built	1957	1959	1952
Gross SqFt	46,942	38,394	55,722
Estimated Gross Income	\$570,000	\$648,468	\$849,192
Gross Income per SqFt	\$12.14	\$16.89	\$15.24
Full Market Value	\$1,600,000	\$2,420,000	\$2,870,000
Market Value per SqFt	\$34.10	\$63.00	\$52.00
Distance from Cooperative in miles		0.25	0.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09714-0152	4-09712-0151	4-09710-0094
Address	141-60 84 ROAD	141-40 84 DRIVE	139-21 86 AVENUE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	72	60
Year Built	1955	1952	1959
Gross SqFt	68,796	55,722	38,394
Estimated Gross Income	\$965,000	\$849,192	\$648,468
Gross Income per SqFt	\$14.03	\$15.24	\$16.89
Full Market Value	\$3,010,000	\$2,870,000	\$2,420,000
Market Value per SqFt	\$43.80	\$52.00	\$63.00
Distance from Cooperative in miles		0.20	0.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0102	4-09265-0006	4-09914-0027
Address	139-06 PERSHING CRESCENT	85-10 120 STREET	88-23 179 STREET
Neighborhood	BRIARWOOD	KEW GARDENS	HOLLIS
Building Classification	C6-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	30	71	14
Year Built	1940	1961	1939
Gross SqFt	24,750	61,092	11,930
Estimated Gross Income	\$315,000	\$1,000,000	\$177,814
Gross Income per SqFt	\$12.73	\$16.37	\$14.90
Full Market Value	\$981,000	\$3,380,000	\$601,000
Market Value per SqFt	\$39.60	\$55.00	\$50.00
Distance from Cooperative in miles		0.95	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0220	4-09793-0033	4-09768-0012
Address	140-55 BURDEN CRESCENT	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	67	96	69
Year Built	1953	1961	1958
Gross SqFt	63,360	79,572	44,695
Estimated Gross Income	\$765,000	\$1,065,032	\$576,000
Gross Income per SqFt	\$12.07	\$13.38	\$12.89
Full Market Value	\$2,150,000	\$3,320,000	\$1,790,000
Market Value per SqFt	\$33.90	\$42.00	\$40.00
Distance from Cooperative in miles		1.10	1.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09715-0228	4-09711-0056	4-09712-0102
Address	140-21 84 DRIVE	141-50 85 ROAD	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	132	252
Year Built	1953	1951	1951
Gross SqFt	146,508	103,629	179,072
Estimated Gross Income	\$1,850,000	\$1,606,562	\$3,214,636
Gross Income per SqFt	\$12.63	\$15.50	\$17.95
Full Market Value	\$5,200,000	\$5,430,000	\$12,000,000
Market Value per SqFt	\$35.50	\$52.00	\$67.00
Distance from Cooperative in miles		0.15	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09716-0102	4-09793-0033	4-09768-0012
Address	84-35 LANDER STREET	89-29 163 STREET	88-35 162 STREET
Neighborhood	BRIARWOOD	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	96	69
Year Built	1951	1961	1958
Gross SqFt	46,302	79,572	44,695
Estimated Gross Income	\$562,000	\$1,065,032	\$576,000
Gross Income per SqFt	\$12.14	\$13.38	\$12.89
Full Market Value	\$1,580,000	\$3,320,000	\$1,790,000
Market Value per SqFt	\$34.10	\$42.00	\$40.00
Distance from Cooperative in miles		1.05	0.90

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09718-0002	4-09711-0056	4-09712-0102
Address	84-01 MAIN STREET	141-50 85 ROAD	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	132	252
Year Built	1956	1951	1951
Gross SqFt	174,240	103,629	179,072
Estimated Gross Income	\$2,445,000	\$1,606,562	\$3,214,636
Gross Income per SqFt	\$14.03	\$15.50	\$17.95
Full Market Value	\$7,610,000	\$5,430,000	\$12,000,000
Market Value per SqFt	\$43.70	\$52.00	\$67.00
Distance from Cooperative in miles		0.30	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09736-0108	4-09710-0037	4-09712-0102
Address	143-25 84 DRIVE	139-60 85 DRIVE	141-35 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	201	130	252
Year Built	1952	1951	1951
Gross SqFt	174,888	114,000	179,072
Estimated Gross Income	\$2,375,000	\$1,601,610	\$3,214,636
Gross Income per SqFt	\$13.58	\$14.05	\$17.95
Full Market Value	\$7,400,000	\$4,990,000	\$12,000,000
Market Value per SqFt	\$42.30	\$44.00	\$67.00
Distance from Cooperative in miles		0.25	0.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09738-0114	4-09712-0102	4-09711-0056
Address	143-50 HOOVER AVENUE	141-35 85 ROAD	141-50 85 ROAD
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	110	252	132
Year Built	1948	1951	1951
Gross SqFt	135,102	179,072	103,629
Estimated Gross Income	\$1,765,000	\$3,214,636	\$1,606,562
Gross Income per SqFt	\$13.06	\$17.95	\$15.50
Full Market Value	\$5,500,000	\$12,000,000	\$5,430,000
Market Value per SqFt	\$40.70	\$67.00	\$52.00
Distance from Cooperative in miles		0.25	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09740-0142	4-09712-0151	4-09621-0001
Address	147-10 84 DRIVE	141-40 84 DRIVE	87-10 135 STREET
Neighborhood	BRIARWOOD	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	78	72	62
Year Built	1952	1952	1954
Gross SqFt	65,118	55,722	50,400
Estimated Gross Income	\$815,000	\$849,192	\$815,000
Gross Income per SqFt	\$12.52	\$15.24	\$16.17
Full Market Value	\$2,290,000	\$2,870,000	\$2,760,000
Market Value per SqFt	\$35.20	\$52.00	\$55.00
Distance from Cooperative in miles		0.25	0.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09755-0050	4-09710-0037	4-09715-0146
Address	155-01 90 AVENUE	139-60 85 DRIVE	141-30 PERSHING CRESCENT
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	130	108
Year Built	1941	1951	1949
Gross SqFt	119,900	114,000	109,500
Estimated Gross Income	\$1,460,000	\$1,601,610	\$1,450,635
Gross Income per SqFt	\$12.18	\$14.05	\$13.25
Full Market Value	\$4,100,000	\$4,990,000	\$4,520,000
Market Value per SqFt	\$34.20	\$44.00	\$41.30
Distance from Cooperative in miles		0.70	0.90

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0006	4-09712-0102	4-09950-0009
Address	89-15 PARSONS BOULEVARD	141-35 85 ROAD	182-30 WEXFORD TERRACE
Neighborhood	JAMAICA	BRIARWOOD	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	191	252	218
Year Built	1961	1951	1964
Gross SqFt	196,700	179,072	184,896
Estimated Gross Income	\$2,500,000	\$3,214,636	\$3,173,629
Gross Income per SqFt	\$12.71	\$17.95	\$17.16
Full Market Value	\$7,790,000	\$12,000,000	\$11,900,000
Market Value per SqFt	\$39.60	\$67.00	\$64.00
Distance from Cooperative in miles		0.80	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09758-0021	4-09950-0009	4-10681-0056
Address	160-10 89 AVENUE	182-30 WEXFORD TERRACE	212-29 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA ESTATES	QUEENS VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	169	218	180
Year Built	1961	1964	1963
Gross SqFt	165,200	184,896	144,995
Estimated Gross Income	\$2,125,000	\$3,173,629	\$2,262,821
Gross Income per SqFt	\$12.86	\$17.16	\$15.61
Full Market Value	\$6,620,000	\$11,900,000	\$7,650,000
Market Value per SqFt	\$40.10	\$64.00	\$53.00
Distance from Cooperative in miles		1.25	2.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09803-0024	4-09834-0056	4-09793-0033
Address	89-12 170 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	167	110	96
Year Built	1963	1963	1961
Gross SqFt	140,040	100,947	79,572
Estimated Gross Income	\$1,725,000	\$1,301,859	\$1,065,032
Gross Income per SqFt	\$12.32	\$12.90	\$13.38
Full Market Value	\$4,850,000	\$4,050,000	\$3,320,000
Market Value per SqFt	\$34.60	\$40.00	\$41.70
Distance from Cooperative in miles		0.30	0.35

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09807-0073	4-09834-0056	4-09793-0033
Address	89-23 171 STREET	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	141	110	96
Year Built	1962	1963	1961
Gross SqFt	154,252	100,947	79,572
Estimated Gross Income	\$1,888,000	\$1,301,859	\$1,065,032
Gross Income per SqFt	\$12.24	\$12.90	\$13.38
Full Market Value	\$5,310,000	\$4,050,000	\$3,320,000
Market Value per SqFt	\$34.40	\$40.00	\$41.70
Distance from Cooperative in miles		0.20	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09824-0043	4-09834-0056	4-09793-0033
Address	170-06 88 AVENUE	175-21 88 AVENUE	89-29 163 STREET
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	110	96
Year Built	1962	1963	1961
Gross SqFt	59,160	100,947	79,572
Estimated Gross Income	\$710,000	\$1,301,859	\$1,065,032
Gross Income per SqFt	\$12.00	\$12.90	\$13.38
Full Market Value	\$2,000,000	\$4,050,000	\$3,320,000
Market Value per SqFt	\$33.80	\$40.00	\$41.70
Distance from Cooperative in miles		0.25	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09829-0048	4-09660-0135	4-09666-0052
Address	87-70 173 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	89	72	96
Year Built	1962	1952	1952
Gross SqFt	66,580	53,600	73,524
Estimated Gross Income	\$876,000	\$960,000	\$1,168,687
Gross Income per SqFt	\$13.16	\$17.91	\$15.90
Full Market Value	\$2,730,000	\$3,590,000	\$3,950,000
Market Value per SqFt	\$41.00	\$67.00	\$54.00
Distance from Cooperative in miles		1.80	1.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09830-0035	4-09660-0135	4-09666-0052
Address	87-20 175 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	72	96
Year Built	1961	1952	1952
Gross SqFt	67,343	53,600	73,524
Estimated Gross Income	\$876,000	\$960,000	\$1,168,687
Gross Income per SqFt	\$13.01	\$17.91	\$15.90
Full Market Value	\$2,730,000	\$3,590,000	\$3,950,000
Market Value per SqFt	\$40.50	\$67.00	\$54.00
Distance from Cooperative in miles		1.85	1.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09834-0041	4-09660-0135	4-09666-0052
Address	175-45 88 AVENUE	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	115	72	96
Year Built	1963	1952	1952
Gross SqFt	108,024	53,600	73,524
Estimated Gross Income	\$1,445,000	\$960,000	\$1,168,687
Gross Income per SqFt	\$13.38	\$17.91	\$15.90
Full Market Value	\$4,500,000	\$3,590,000	\$3,950,000
Market Value per SqFt	\$41.70	\$67.00	\$54.00
Distance from Cooperative in miles		1.95	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09835-0003	4-09644-0001	4-09950-0009
Address	175-01 HILLSIDE AVENUE	86-25 VAN WYCK EXPRESSWAY	182-30 WEXFORD TERRACE
Neighborhood	JAMAICA	BRIARWOOD	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	345	201	218
Year Built	1969	1960	1964
Gross SqFt	341,305	167,400	184,896
Estimated Gross Income	\$4,510,000	\$2,897,928	\$3,173,629
Gross Income per SqFt	\$13.21	\$17.31	\$17.16
Full Market Value	\$14,000,000	\$10,800,000	\$11,900,000
Market Value per SqFt	\$41.00	\$65.00	\$64.00
Distance from Cooperative in miles		1.65	0.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09836-0022	4-09950-0009	4-09954-0066
Address	164-20 HIGHLAND AVENUE	182-30 WEXFORD TERRACE	185-01 HILLSIDE AVENUE
Neighborhood	JAMAICA	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	165	218	125
Year Built	1958	1964	1961
Gross SqFt	115,312	184,896	95,040
Estimated Gross Income	\$1,450,000	\$3,173,629	\$1,517,251
Gross Income per SqFt	\$12.57	\$17.16	\$15.96
Full Market Value	\$4,070,000	\$11,900,000	\$5,130,000
Market Value per SqFt	\$35.30	\$64.00	\$54.00
Distance from Cooperative in miles		1.05	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0044	4-09660-0135	4-09666-0052
Address	87-15 165 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	72	96
Year Built	1958	1952	1952
Gross SqFt	54,991	53,600	73,524
Estimated Gross Income	\$724,000	\$960,000	\$1,168,687
Gross Income per SqFt	\$13.17	\$17.91	\$15.90
Full Market Value	\$2,250,000	\$3,590,000	\$3,950,000
Market Value per SqFt	\$40.90	\$67.00	\$54.00
Distance from Cooperative in miles		1.35	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09837-0080	4-09884-0001	4-09666-0052
Address	165-20 HIGHLAND AVENUE	175-39 HIGHLAND AVENUE	135-09 82 DRIVE
Neighborhood	JAMAICA	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	47	52	96
Year Built	1940	1940	1952
Gross SqFt	54,084	48,252	73,524
Estimated Gross Income	\$695,000	\$665,856	\$1,168,687
Gross Income per SqFt	\$12.85	\$13.80	\$15.90
Full Market Value	\$2,160,000	\$2,070,000	\$3,950,000
Market Value per SqFt	\$39.90	\$43.00	\$54.00
Distance from Cooperative in miles		0.55	1.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09838-0089	4-09660-0135	4-09666-0052
Address	87-05 166 STREET	82-08 135 STREET	135-09 82 DRIVE
Neighborhood	JAMAICA	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	72	96
Year Built	1963	1952	1952
Gross SqFt	35,970	53,600	73,524
Estimated Gross Income	\$510,000	\$960,000	\$1,168,687
Gross Income per SqFt	\$14.18	\$17.91	\$15.90
Full Market Value	\$1,590,000	\$3,590,000	\$3,950,000
Market Value per SqFt	\$44.20	\$67.00	\$54.00
Distance from Cooperative in miles		1.40	1.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09842-0076	4-09293-0036	4-09317-0061
Address	87-14 HOMELAWN STREET	89-15 102 STREET	91-02 111 STREET
Neighborhood	JAMAICA	RICHMOND HILL	RICHMOND HILL
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	34	43	22
Year Built	1927	1929	1932
Gross SqFt	22,260	33,120	18,000
Estimated Gross Income	\$278,000	\$537,000	\$258,500
Gross Income per SqFt	\$12.49	\$16.21	\$14.36
Full Market Value	\$781,000	\$1,820,000	\$874,000
Market Value per SqFt	\$35.10	\$55.00	\$48.60
Distance from Cooperative in miles		2.95	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09843-0019	4-09803-0015	4-09711-0075
Address	170-40 HIGHLAND AVENUE	89-07 169 STREET	139-79 85 DRIVE
Neighborhood	JAMAICA	JAMAICA	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	50	71	120
Year Built	1940	1941	1940
Gross SqFt	58,300	73,500	114,780
Estimated Gross Income	\$725,000	\$961,138	\$1,521,611
Gross Income per SqFt	\$12.44	\$13.08	\$13.26
Full Market Value	\$2,040,000	\$2,990,000	\$4,740,000
Market Value per SqFt	\$35.00	\$41.00	\$41.30
Distance from Cooperative in miles		0.25	1.25

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09845-0027	4-09817-0006	4-09820-0038
Address	172-70 HIGHLAND AVENUE	88-05 MERRICK BOULEVARD	168-36 88 AVENUE
Neighborhood	JAMAICA	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	141	91	79
Year Built	1958	1958	1958
Gross SqFt	115,312	71,826	50,976
Estimated Gross Income	\$1,522,000	\$1,091,331	\$958,503
Gross Income per SqFt	\$13.20	\$15.19	\$18.80
Full Market Value	\$4,740,000	\$3,690,000	\$3,580,000
Market Value per SqFt	\$41.10	\$51.00	\$70.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09859-0088	4-09845-0086	4-09838-0062
Address	84-49 168 STREET	172-90 HIGHLAND AVENUE	87-50 167 STREET
Neighborhood	JAMAICA HILLS	JAMAICA	JAMAICA
Building Classification	D4-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	120	90	133
Year Built	1939	1938	1964
Gross SqFt	133,175	85,434	123,914
Estimated Gross Income	\$1,580,000	\$1,245,267	\$2,197,000
Gross Income per SqFt	\$11.86	\$14.58	\$17.73
Full Market Value	\$4,440,000	\$4,210,000	\$8,210,000
Market Value per SqFt	\$33.30	\$49.00	\$66.00
Distance from Cooperative in miles		0.40	0.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09860-0040	4-09937-0025	4-09666-0052
Address	84-50 169 STREET	178-60 WEXFORD TERRACE	135-09 82 DRIVE
Neighborhood	JAMAICA HILLS	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	125	73	96
Year Built	1955	1956	1952
Gross SqFt	93,000	57,186	73,524
Estimated Gross Income	\$1,175,000	\$963,724	\$1,168,687
Gross Income per SqFt	\$12.63	\$16.85	\$15.90
Full Market Value	\$3,300,000	\$3,260,000	\$3,950,000
Market Value per SqFt	\$35.50	\$57.00	\$54.00
Distance from Cooperative in miles		0.60	1.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09884-0043	4-09884-0001	4-09674-0007
Address	175-06 DEVONSHIRE ROAD	175-39 HIGHLAND AVENUE	89-15 144 STREET
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	82	52	48
Year Built	1939	1940	1932
Gross SqFt	94,800	48,252	43,000
Estimated Gross Income	\$1,196,000	\$665,856	\$616,376
Gross Income per SqFt	\$12.62	\$13.80	\$14.33
Full Market Value	\$3,360,000	\$2,070,000	\$2,080,000
Market Value per SqFt	\$35.40	\$43.00	\$48.40
Distance from Cooperative in miles		0.00	1.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09913-0059	4-09884-0032	4-09716-0185
Address	88-50 179 STREET	86-15 AVA PLACE	142-25 PERSHING CRESCENT
Neighborhood	HOLLIS	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	63	53	58
Year Built	1963	1963	1959
Gross SqFt	47,844	38,208	39,000
Estimated Gross Income	\$658,000	\$836,595	\$657,385
Gross Income per SqFt	\$13.75	\$21.90	\$16.86
Full Market Value	\$2,050,000	\$3,470,000	\$2,460,000
Market Value per SqFt	\$42.80	\$91.00	\$63.00
Distance from Cooperative in miles		0.30	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09917-0013	4-09710-0002	4-09621-0001
Address	88-30 182 STREET	85-15 139 STREET	87-10 135 STREET
Neighborhood	HOLLIS	BRIARWOOD	KEW GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	106	62
Year Built	1955	1952	1954
Gross SqFt	58,146	73,280	50,400
Estimated Gross Income	\$778,000	\$1,237,390	\$815,000
Gross Income per SqFt	\$13.38	\$16.89	\$16.17
Full Market Value	\$2,420,000	\$4,180,000	\$2,760,000
Market Value per SqFt	\$41.60	\$57.00	\$55.00
Distance from Cooperative in miles		1.80	2.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09944-0001	4-09884-0032	4-09716-0185
Address	87-01 MIDLAND PARKWAY	86-15 AVA PLACE	142-25 PERSHING CRESCENT
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	53	53	58
Year Built	1960	1963	1959
Gross SqFt	34,200	38,208	39,000
Estimated Gross Income	\$458,000	\$836,595	\$657,385
Gross Income per SqFt	\$13.39	\$21.90	\$16.86
Full Market Value	\$1,430,000	\$3,470,000	\$2,460,000
Market Value per SqFt	\$41.80	\$91.00	\$63.00
Distance from Cooperative in miles		0.35	1.75

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09951-0011	4-09845-0012	4-10499-0083
Address	182-25 WEXFORD TERRACE	175-05 87 DRIVE	188-30 87 DRIVE
Neighborhood	JAMAICA ESTATES	JAMAICA	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	98	72	96
Year Built	1951	1941	1950
Gross SqFt	80,550	74,000	68,466
Estimated Gross Income	\$1,150,000	\$1,068,719	\$1,112,229
Gross Income per SqFt	\$14.28	\$14.44	\$16.24
Full Market Value	\$3,890,000	\$3,610,000	\$3,760,000
Market Value per SqFt	\$48.30	\$49.00	\$55.00
Distance from Cooperative in miles		0.50	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-09954-0049	4-09667-0015	4-09710-0094
Address	87-46 CHELSEA STREET	135-26 HOOVER AVENUE	139-21 86 AVENUE
Neighborhood	JAMAICA ESTATES	BRIARWOOD	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	62	84	60
Year Built	1963	1952	1959
Gross SqFt	58,350	64,248	38,394
Estimated Gross Income	\$875,250	\$1,091,979	\$648,468
Gross Income per SqFt	\$15.00	\$17.00	\$16.89
Full Market Value	\$2,960,000	\$4,080,000	\$2,420,000
Market Value per SqFt	\$51.00	\$64.00	\$63.00
Distance from Cooperative in miles		2.35	2.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10212-0033	4-12311-0030	4-10681-0056
Address	92-33 170 STREET	155-15 NORTH CONDUIT AVEN	212-29 HILLSIDE AVENUE
Neighborhood	JAMAICA	SPRINGFIELD GARDENS	QUEENS VILLAGE
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	216	160	180
Year Built	1972	1969	1963
Gross SqFt	142,583	106,946	144,995
Estimated Gross Income	\$1,910,000	\$1,893,333	\$2,262,821
Gross Income per SqFt	\$13.40	\$17.70	\$15.61
Full Market Value	\$4,050,000	\$7,080,000	\$7,650,000
Market Value per SqFt	\$28.40	\$66.00	\$53.00
Distance from Cooperative in miles		2.70	2.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10262-0006	4-10668-0001	4-10723-0001
Address	109-14A 172 STREET	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	SOUTH JAMAICA	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	66	90
Year Built	1951	1949	1950
Gross SqFt	52,326	47,776	67,700
Estimated Gross Income	\$712,000	\$762,145	\$1,039,290
Gross Income per SqFt	\$13.61	\$15.95	\$15.35
Full Market Value	\$2,220,000	\$2,580,000	\$3,510,000
Market Value per SqFt	\$42.40	\$54.00	\$52.00
Distance from Cooperative in miles		3.15	3.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10264-0091	4-10688-0002	4-10668-0001
Address	171-01 110 AVENUE	218-33 HILLSIDE AVENUE	89-39 221 PLACE
Neighborhood	SOUTH JAMAICA	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	56	60	66
Year Built	1951	1950	1949
Gross SqFt	47,800	45,479	47,776
Estimated Gross Income	\$625,000	\$657,918	\$762,145
Gross Income per SqFt	\$13.08	\$14.47	\$15.95
Full Market Value	\$1,950,000	\$2,220,000	\$2,580,000
Market Value per SqFt	\$40.80	\$49.00	\$54.00
Distance from Cooperative in miles		2.90	3.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10524-0001	4-10593-0002	4-10599-0100
Address	196-01 POMPEII AVENUE	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	152	384	192
Year Built	1950	1951	1952
Gross SqFt	120,184	290,112	145,056
Estimated Gross Income	\$1,652,000	\$4,590,747	\$2,295,374
Gross Income per SqFt	\$13.75	\$15.82	\$15.82
Full Market Value	\$5,140,000	\$15,500,000	\$7,760,000
Market Value per SqFt	\$42.80	\$53.00	\$53.00
Distance from Cooperative in miles		0.45	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10524-0150	4-10593-0002	4-10599-0100
Address	87-09 POMPEII AVENUE	86-09 GRAND CENTRL PARKWA	206-09 86 ROAD
Neighborhood	HOLLISWOOD	HOLLISWOOD	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	112	384	192
Year Built	1950	1951	1952
Gross SqFt	88,500	290,112	145,056
Estimated Gross Income	\$1,250,000	\$4,590,747	\$2,295,374
Gross Income per SqFt	\$14.12	\$15.82	\$15.82
Full Market Value	\$3,890,000	\$15,500,000	\$7,760,000
Market Value per SqFt	\$44.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.35	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0010	4-10821-0018	4-09666-0080
Address	87-40 FRANCIS LEWIS BOULE	91-35 193 STREET	137-01 83 AVENUE
Neighborhood	HOLLISWOOD	HOLLIS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	81	144
Year Built	1953	1959	1952
Gross SqFt	185,016	72,791	126,552
Estimated Gross Income	\$2,350,000	\$988,045	\$1,897,804
Gross Income per SqFt	\$12.70	\$13.57	\$15.00
Full Market Value	\$7,320,000	\$3,080,000	\$6,420,000
Market Value per SqFt	\$39.60	\$42.00	\$51.00
Distance from Cooperative in miles		0.75	3.15

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10535-0050	4-10821-0018	4-09666-0080
Address	204-15 FOOTHILL AVENUE	91-35 193 STREET	137-01 83 AVENUE
Neighborhood	HOLLISWOOD	HOLLIS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	200	81	144
Year Built	1953	1959	1952
Gross SqFt	185,016	72,791	126,552
Estimated Gross Income	\$2,350,000	\$988,045	\$1,897,804
Gross Income per SqFt	\$12.70	\$13.57	\$15.00
Full Market Value	\$7,320,000	\$3,080,000	\$6,420,000
Market Value per SqFt	\$39.60	\$42.00	\$51.00
Distance from Cooperative in miles		0.75	3.15

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0010	4-10821-0018	4-09666-0080
Address	87-10 204 STREET	91-35 193 STREET	137-01 83 AVENUE
Neighborhood	HOLLISWOOD	HOLLIS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	300	81	144
Year Built	1954	1959	1952
Gross SqFt	277,524	72,791	126,552
Estimated Gross Income	\$3,750,000	\$988,045	\$1,897,804
Gross Income per SqFt	\$13.51	\$13.57	\$15.00
Full Market Value	\$11,700,000	\$3,080,000	\$6,420,000
Market Value per SqFt	\$42.20	\$42.00	\$51.00
Distance from Cooperative in miles		0.75	3.05

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10538-0070	4-10821-0018	4-09666-0080
Address	87-50 204 STREET	91-35 193 STREET	137-01 83 AVENUE
Neighborhood	HOLLISWOOD	HOLLIS	BRIARWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	197	81	144
Year Built	1954	1959	1952
Gross SqFt	185,016	72,791	126,552
Estimated Gross Income	\$2,350,000	\$988,045	\$1,897,804
Gross Income per SqFt	\$12.70	\$13.57	\$15.00
Full Market Value	\$7,320,000	\$3,080,000	\$6,420,000
Market Value per SqFt	\$39.60	\$42.00	\$51.00
Distance from Cooperative in miles		0.75	3.05

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0001	4-10668-0001	4-10723-0001
Address	87-15 214 STREET	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	14	66	90
Year Built	1949	1949	1950
Gross SqFt	10,795	47,776	67,700
Estimated Gross Income	\$158,000	\$762,145	\$1,039,290
Gross Income per SqFt	\$14.64	\$15.95	\$15.35
Full Market Value	\$534,000	\$2,580,000	\$3,510,000
Market Value per SqFt	\$49.50	\$54.00	\$52.00
Distance from Cooperative in miles		0.60	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0053	4-10686-0001	4-10723-0001
Address	214-47 HILLSIDE AVENUE	217-19 HILLSIDE AVENUE	90-01 BRADDOCK AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	15	90
Year Built	1949	1949	1950
Gross SqFt	19,300	10,870	67,700
Estimated Gross Income	\$276,000	\$162,542	\$1,039,290
Gross Income per SqFt	\$14.30	\$14.95	\$15.35
Full Market Value	\$933,000	\$550,000	\$3,510,000
Market Value per SqFt	\$48.30	\$51.00	\$52.00
Distance from Cooperative in miles		0.20	0.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-10682-0065	4-10668-0001	4-10723-0001
Address	214-23 HILLSIDE AVENUE	89-39 221 PLACE	90-01 BRADDOCK AVENUE
Neighborhood	QUEENS VILLAGE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	25	66	90
Year Built	1949	1949	1950
Gross SqFt	19,300	47,776	67,700
Estimated Gross Income	\$268,000	\$762,145	\$1,039,290
Gross Income per SqFt	\$13.89	\$15.95	\$15.35
Full Market Value	\$835,000	\$2,580,000	\$3,510,000
Market Value per SqFt	\$43.30	\$54.00	\$52.00
Distance from Cooperative in miles		0.60	0.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11421-0013	4-12351-0011	4-10599-0100
Address	150 CROSS BAY BOULEVARD	116-27 169 STREET	206-09 86 ROAD
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	131	40	192
Year Built	1957	1951	1952
Gross SqFt	120,700	28,116	145,056
Estimated Gross Income	\$1,490,000	\$349,000	\$2,295,374
Gross Income per SqFt	\$12.34	\$12.41	\$15.82
Full Market Value	\$4,190,000	\$981,000	\$7,760,000
Market Value per SqFt	\$34.70	\$35.00	\$53.00
Distance from Cooperative in miles		3.70	5.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0015	4-12311-0030	4-10499-0075
Address	86-10 151 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	161	160	110
Year Built	1966	1969	1960
Gross SqFt	169,000	106,946	100,116
Estimated Gross Income	\$2,090,000	\$1,893,333	\$1,280,000
Gross Income per SqFt	\$12.37	\$17.70	\$12.79
Full Market Value	\$5,870,000	\$7,080,000	\$3,990,000
Market Value per SqFt	\$34.70	\$66.00	\$39.90
Distance from Cooperative in miles		3.65	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11431-0036	4-12311-0030	4-10499-0075
Address	151-20 88 STREET	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	160	110
Year Built	1963	1969	1960
Gross SqFt	169,000	106,946	100,116
Estimated Gross Income	\$2,091,000	\$1,893,333	\$1,280,000
Gross Income per SqFt	\$12.37	\$17.70	\$12.79
Full Market Value	\$5,880,000	\$7,080,000	\$3,990,000
Market Value per SqFt	\$34.80	\$66.00	\$39.90
Distance from Cooperative in miles		3.65	5.20

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0007	4-10499-0075	4-12311-0030
Address	88-08 151 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	151	110	160
Year Built	1962	1960	1969
Gross SqFt	149,000	100,116	106,946
Estimated Gross Income	\$1,802,000	\$1,280,000	\$1,893,333
Gross Income per SqFt	\$12.09	\$12.79	\$17.70
Full Market Value	\$5,060,000	\$3,990,000	\$7,080,000
Market Value per SqFt	\$34.00	\$40.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0025	4-10499-0075	4-12311-0030
Address	89-35 155 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	150	110	160
Year Built	1962	1960	1969
Gross SqFt	152,100	100,116	106,946
Estimated Gross Income	\$1,850,000	\$1,280,000	\$1,893,333
Gross Income per SqFt	\$12.16	\$12.79	\$17.70
Full Market Value	\$5,200,000	\$3,990,000	\$7,080,000
Market Value per SqFt	\$34.20	\$40.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0050	4-10499-0075	4-12311-0030
Address	88-25 155 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	110	160
Year Built	1960	1960	1969
Gross SqFt	152,100	100,116	106,946
Estimated Gross Income	\$1,850,000	\$1,280,000	\$1,893,333
Gross Income per SqFt	\$12.16	\$12.79	\$17.70
Full Market Value	\$5,200,000	\$3,990,000	\$7,080,000
Market Value per SqFt	\$34.20	\$40.00	\$66.00
Distance from Cooperative in miles		5.10	3.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0075	4-10821-0018	4-12311-0030
Address	153-25 88 STREET	91-35 193 STREET	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLIS	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	81	160
Year Built	1961	1959	1969
Gross SqFt	77,701	72,791	106,946
Estimated Gross Income	\$1,055,000	\$988,045	\$1,893,333
Gross Income per SqFt	\$13.58	\$13.57	\$17.70
Full Market Value	\$3,290,000	\$3,080,000	\$7,080,000
Market Value per SqFt	\$42.30	\$42.00	\$66.00
Distance from Cooperative in miles		5.20	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11434-0100	4-12311-0030	4-10499-0075
Address	151-25 88 STREET	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	149	160	110
Year Built	1960	1969	1960
Gross SqFt	152,100	106,946	100,116
Estimated Gross Income	\$1,850,000	\$1,893,333	\$1,280,000
Gross Income per SqFt	\$12.16	\$17.70	\$12.79
Full Market Value	\$5,200,000	\$7,080,000	\$3,990,000
Market Value per SqFt	\$34.20	\$66.00	\$39.90
Distance from Cooperative in miles		3.55	5.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0001	4-12311-0030	4-10499-0075
Address	84-09 155 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	173	160	110
Year Built	1964	1969	1960
Gross SqFt	158,600	106,946	100,116
Estimated Gross Income	\$1,925,000	\$1,893,333	\$1,280,000
Gross Income per SqFt	\$12.14	\$17.70	\$12.79
Full Market Value	\$5,410,000	\$7,080,000	\$3,990,000
Market Value per SqFt	\$34.10	\$66.00	\$39.90
Distance from Cooperative in miles		3.65	5.30

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0012	4-12311-0030	4-10499-0075
Address	84-10 153 AVENUE	155-15 NORTH CONDUIT AVEN	190-05 HILLSIDE AVENUE
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	160	110
Year Built	1964	1969	1960
Gross SqFt	158,600	106,946	100,116
Estimated Gross Income	\$1,925,000	\$1,893,333	\$1,280,000
Gross Income per SqFt	\$12.14	\$17.70	\$12.79
Full Market Value	\$5,410,000	\$7,080,000	\$3,990,000
Market Value per SqFt	\$34.10	\$66.00	\$39.90
Distance from Cooperative in miles		3.65	5.30

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11446-0050	4-10499-0075	4-12311-0030
Address	84-40 153 AVENUE	190-05 HILLSIDE AVENUE	155-15 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	HOLLISWOOD	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	172	110	160
Year Built	1964	1960	1969
Gross SqFt	158,600	100,116	106,946
Estimated Gross Income	\$1,925,000	\$1,280,000	\$1,893,333
Gross Income per SqFt	\$12.14	\$12.79	\$17.70
Full Market Value	\$5,410,000	\$3,990,000	\$7,080,000
Market Value per SqFt	\$34.10	\$40.00	\$66.00
Distance from Cooperative in miles		5.30	3.65

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11451-0009	4-12351-0011	4-12311-0050
Address	155-25 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	92	40	46
Year Built	1958	1951	1972
Gross SqFt	90,300	28,116	31,365
Estimated Gross Income	\$1,100,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.18	\$12.41	\$18.02
Full Market Value	\$3,090,000	\$981,000	\$2,110,000
Market Value per SqFt	\$34.20	\$35.00	\$67.00
Distance from Cooperative in miles		3.75	3.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11451-0050	4-12351-0011	4-12311-0050
Address	90-06 153 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	40	46
Year Built	1958	1951	1972
Gross SqFt	98,500	28,116	31,365
Estimated Gross Income	\$1,195,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.13	\$12.41	\$18.02
Full Market Value	\$3,360,000	\$981,000	\$2,110,000
Market Value per SqFt	\$34.10	\$35.00	\$67.00
Distance from Cooperative in miles		3.75	3.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11459-0001	4-12351-0011	4-12311-0050
Address	155-31 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	120	40	46
Year Built	1958	1951	1972
Gross SqFt	112,500	28,116	31,365
Estimated Gross Income	\$1,375,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.22	\$12.41	\$18.02
Full Market Value	\$3,860,000	\$981,000	\$2,110,000
Market Value per SqFt	\$34.30	\$35.00	\$67.00
Distance from Cooperative in miles		4.30	3.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11461-0002	4-12351-0011	4-12311-0050
Address	81-04 155 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	96	40	46
Year Built	1958	1951	1972
Gross SqFt	92,484	28,116	31,365
Estimated Gross Income	\$1,110,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.00	\$12.41	\$18.02
Full Market Value	\$3,120,000	\$981,000	\$2,110,000
Market Value per SqFt	\$33.70	\$35.00	\$67.00
Distance from Cooperative in miles		4.15	3.80

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11461-0050	4-12351-0011	4-12311-0050
Address	155-34 84 STREET	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	HOWARD BEACH	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	100	40	46
Year Built	1959	1951	1972
Gross SqFt	95,944	28,116	31,365
Estimated Gross Income	\$1,160,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.09	\$12.41	\$18.02
Full Market Value	\$3,260,000	\$981,000	\$2,110,000
Market Value per SqFt	\$34.00	\$35.00	\$67.00
Distance from Cooperative in miles		4.15	3.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11464-0001	4-11545-0026	4-10590-0100
Address	84-05 SHORE PARKWAY	94-20 ALBERT ROAD	86-50 FRANCIS LEWIS BOULE
Neighborhood	HOWARD BEACH	OZONE PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	84	36	288
Year Built	1959	1967	1952
Gross SqFt	76,548	20,646	217,584
Estimated Gross Income	\$925,000	\$321,230	\$3,422,461
Gross Income per SqFt	\$12.08	\$15.56	\$15.73
Full Market Value	\$2,600,000	\$1,090,000	\$11,600,000
Market Value per SqFt	\$34.00	\$53.00	\$53.00
Distance from Cooperative in miles		0.55	6.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0001	4-11545-0026	4-10590-0100
Address	86-45 SHORE PARKWAY	94-20 ALBERT ROAD	86-50 FRANCIS LEWIS BOULE
Neighborhood	HOWARD BEACH	OZONE PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	80	36	288
Year Built	1958	1967	1952
Gross SqFt	77,884	20,646	217,584
Estimated Gross Income	\$955,000	\$321,230	\$3,422,461
Gross Income per SqFt	\$12.26	\$15.56	\$15.73
Full Market Value	\$2,680,000	\$1,090,000	\$11,600,000
Market Value per SqFt	\$34.40	\$53.00	\$53.00
Distance from Cooperative in miles		0.45	6.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-11466-0025	4-12311-0050	4-11545-0026
Address	88-32 155 AVENUE	156-01 NORTH CONDUIT AVEN	94-20 ALBERT ROAD
Neighborhood	HOWARD BEACH	SPRINGFIELD GARDENS	OZONE PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	80	46	36
Year Built	1958	1972	1967
Gross SqFt	74,104	31,365	20,646
Estimated Gross Income	\$896,000	\$565,076	\$321,230
Gross Income per SqFt	\$12.09	\$18.02	\$15.56
Full Market Value	\$2,520,000	\$2,110,000	\$1,090,000
Market Value per SqFt	\$34.00	\$67.00	\$53.00
Distance from Cooperative in miles		3.55	0.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12235-0002	4-12311-0030	4-12322-0001
Address	116-51 157 STREET	155-15 NORTH CONDUIT AVEN	166-01 LINDEN BOULEVARD
Neighborhood	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS	SOUTH JAMAICA
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	215	160	267
Year Built	1962	1969	1981
Gross SqFt	227,376	106,946	234,636
Estimated Gross Income	\$3,038,000	\$1,893,333	\$3,782,334
Gross Income per SqFt	\$13.36	\$17.70	\$16.12
Full Market Value	\$6,440,000	\$7,080,000	\$8,020,000
Market Value per SqFt	\$28.30	\$66.00	\$34.20
Distance from Cooperative in miles		1.20	0.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12483-0030	4-12311-0050	4-12351-0011
Address	123-27 MERRICK BOULEVARD	156-01 NORTH CONDUIT AVEN	116-27 169 STREET
Neighborhood	SPRINGFIELD GARDENS	SPRINGFIELD GARDENS	SO. JAMAICA-BAISLEY PARK
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	46	40
Year Built	1972	1972	1951
Gross SqFt	51,300	31,365	28,116
Estimated Gross Income	\$855,000	\$565,076	\$349,000
Gross Income per SqFt	\$16.67	\$18.02	\$12.41
Full Market Value	\$2,890,000	\$2,110,000	\$981,000
Market Value per SqFt	\$56.00	\$67.00	\$34.90
Distance from Cooperative in miles		1.20	0.60

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12495-0002	4-07117-0003	4-03175-0001
Address	163-15 BAISLEY BOULEVARD	188-02 64 AVENUE	104-20 QUEENS BOULEVARD
Neighborhood	SPRINGFIELD GARDENS	FRESH MEADOWS	REGO PARK
Building Classification	D4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	5,860	1,201	1,327
Year Built	1962	1947	1960
Gross SqFt	6,940,450	1,228,778	1,741,458
Estimated Gross Income	\$92,700,000	\$21,217,873	\$31,096,281
Gross Income per SqFt	\$13.36	\$17.27	\$17.86
Full Market Value	\$197,000,000	\$79,300,000	\$116,000,000
Market Value per SqFt	\$28.40	\$65.00	\$67.00
Distance from Cooperative in miles		4.30	5.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12943-0119	4-12351-0011	4-12311-0050
Address	232-02 131 AVENUE	116-27 169 STREET	156-01 NORTH CONDUIT AVEN
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	SPRINGFIELD GARDENS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	30	40	46
Year Built	1950	1951	1972
Gross SqFt	16,000	28,116	31,365
Estimated Gross Income	\$197,000	\$349,000	\$565,076
Gross Income per SqFt	\$12.31	\$12.41	\$18.02
Full Market Value	\$554,000	\$981,000	\$2,110,000
Market Value per SqFt	\$34.60	\$35.00	\$67.00
Distance from Cooperative in miles		2.30	2.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12944-0036	4-12458-0421	4-11298-0008
Address	233-02 233 STREET	187-04 120 AVENUE	115-85 SPRINGFIELD BOULEV
Neighborhood	LAURELTON	SPRINGFIELD GARDENS	CAMBRIA HEIGHTS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	80	77	30
Year Built	1950	1949	1951
Gross SqFt	53,680	71,000	23,420
Estimated Gross Income	\$663,000	\$865,978	\$354,471
Gross Income per SqFt	\$12.35	\$12.20	\$15.14
Full Market Value	\$1,860,000	\$2,430,000	\$1,200,000
Market Value per SqFt	\$34.60	\$34.00	\$51.00
Distance from Cooperative in miles		1.50	1.50

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12945-0002	4-12351-0011	4-10590-0100
Address	131-03 234 STREET	116-27 169 STREET	86-50 FRANCIS LEWIS BOULE
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	227	40	288
Year Built	1950	1951	1952
Gross SqFt	152,362	28,116	217,584
Estimated Gross Income	\$1,880,000	\$349,000	\$3,422,461
Gross Income per SqFt	\$12.34	\$12.41	\$15.73
Full Market Value	\$5,280,000	\$981,000	\$11,600,000
Market Value per SqFt	\$34.70	\$35.00	\$53.00
Distance from Cooperative in miles		2.45	3.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-12974-0023	4-12351-0011	4-10591-0050
Address	133-04 LAURELTON PARKWAY	116-27 169 STREET	211-01 HILLSIDE AVENUE
Neighborhood	LAURELTON	SO. JAMAICA-BAISLEY PARK	HOLLISWOOD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	40	21
Year Built	1950	1951	1949
Gross SqFt	39,660	28,116	15,908
Estimated Gross Income	\$490,000	\$349,000	\$234,116
Gross Income per SqFt	\$12.36	\$12.41	\$14.72
Full Market Value	\$1,380,000	\$981,000	\$792,000
Market Value per SqFt	\$34.80	\$35.00	\$49.80
Distance from Cooperative in miles		2.40	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-13943-0001	4-13116-0038	4-13538-0201
Address	80-11 SHORE PARKWAY	136-16 222 STREET	145-39 232 STREET
Neighborhood	HOWARD BEACH	LAURELTON	ROSEDALE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	96	24	16
Year Built	1960	1950	2000
Gross SqFt	92,900	12,680	15,966
Estimated Gross Income	\$1,450,000	\$218,296	\$254,474
Gross Income per SqFt	\$15.61	\$17.22	\$15.94
Full Market Value	\$4,900,000	\$816,000	\$860,000
Market Value per SqFt	\$53.00	\$64.00	\$54.00
Distance from Cooperative in miles		5.50	5.70

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15507-0007	4-15541-0017	4-10499-0075
Address	833 CENTRAL AVENUE	12-61 CENTRAL AVENUE	190-05 HILLSIDE AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	180	110
Year Built	1966	1961	1960
Gross SqFt	91,776	183,894	100,116
Estimated Gross Income	\$1,143,000	\$2,054,169	\$1,280,000
Gross Income per SqFt	\$12.45	\$11.17	\$12.79
Full Market Value	\$3,210,000	\$5,320,000	\$3,990,000
Market Value per SqFt	\$35.00	\$29.00	\$39.90
Distance from Cooperative in miles		0.25	7.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15555-0018	4-15541-0017	4-15555-0001
Address	10-36 NEILSON STREET	12-61 CENTRAL AVENUE	10-06 NEILSON STREET
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	87	180	108
Year Built	1960	1961	1950
Gross SqFt	92,956	183,894	87,926
Estimated Gross Income	\$1,214,000	\$2,054,169	\$1,071,004
Gross Income per SqFt	\$13.06	\$11.17	\$12.18
Full Market Value	\$3,780,000	\$5,320,000	\$3,010,000
Market Value per SqFt	\$40.70	\$29.00	\$34.20
Distance from Cooperative in miles		0.25	0.00

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15574-0048	4-15562-0001	4-15563-0056
Address	14-15 MOTT AVENUE	15-02 MOTT AVENUE	14-50 GATEWAY BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	55	154
Year Built	1931	1931	1931
Gross SqFt	46,956	83,900	145,398
Estimated Gross Income	\$560,000	\$1,350,027	\$1,750,034
Gross Income per SqFt	\$11.93	\$16.09	\$12.04
Full Market Value	\$1,570,000	\$2,860,000	\$3,710,000
Market Value per SqFt	\$33.40	\$34.00	\$25.50
Distance from Cooperative in miles		0.15	0.10

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15627-0001	4-15815-0220	4-10499-0075
Address	14-30 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD	190-05 HILLSIDE AVENUE
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	HOLLISWOOD
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	114	402	110
Year Built	1959	1952	1960
Gross SqFt	121,640	322,584	100,116
Estimated Gross Income	\$2,037,470	\$4,500,530	\$1,280,000
Gross Income per SqFt	\$16.75	\$13.95	\$12.79
Full Market Value	\$7,620,000	\$14,000,000	\$3,990,000
Market Value per SqFt	\$63.00	\$43.00	\$39.90
Distance from Cooperative in miles		0.45	8.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15714-0082	4-15810-0071	4-15780-0020
Address	22-87 MOTT AVENUE	20-33 SEAGIRT BOULEVARD	20-20 SEAGIRT BOULEVARD
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D0-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	174	569
Year Built	1955	1952	1952
Gross SqFt	77,100	143,441	465,490
Estimated Gross Income	\$978,000	\$2,095,029	\$6,706,977
Gross Income per SqFt	\$12.68	\$14.61	\$14.41
Full Market Value	\$3,040,000	\$7,080,000	\$22,700,000
Market Value per SqFt	\$39.40	\$49.00	\$48.80
Distance from Cooperative in miles		0.75	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-15895-0050	4-15780-0100	4-15815-0220
Address	324 BEACH 59 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ARVERNE	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	342	260	402
Year Built	1960	1952	1952
Gross SqFt	408,288	220,201	322,584
Estimated Gross Income	\$6,308,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$15.45	\$14.42	\$13.95
Full Market Value	\$13,400,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$32.80	\$49.00	\$43.40
Distance from Cooperative in miles		1.70	1.65

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16128-0001	4-15780-0100	4-15815-0220
Address	7600 SHORE FRONT PARKWAY	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	554	260	402
Year Built	1968	1952	1952
Gross SqFt	545,163	220,201	322,584
Estimated Gross Income	\$7,941,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.57	\$14.42	\$13.95
Full Market Value	\$16,800,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$30.80	\$49.00	\$43.40
Distance from Cooperative in miles		2.55	2.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16129-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 77 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	554	260	402
Year Built	1968	1952	1952
Gross SqFt	545,213	220,201	322,584
Estimated Gross Income	\$7,983,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.64	\$14.42	\$13.95
Full Market Value	\$16,900,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$31.00	\$49.00	\$43.40
Distance from Cooperative in miles		2.70	2.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16130-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 81 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	458	260	402
Year Built	1963	1952	1952
Gross SqFt	553,520	220,201	322,584
Estimated Gross Income	\$7,941,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.35	\$14.42	\$13.95
Full Market Value	\$16,800,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$30.40	\$49.00	\$43.40
Distance from Cooperative in miles		2.85	2.75

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16131-0001	4-15780-0100	4-15815-0220
Address	1-50 BEACH 84 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	687	260	402
Year Built	1964	1952	1952
Gross SqFt	830,280	220,201	322,584
Estimated Gross Income	\$12,200,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.69	\$14.42	\$13.95
Full Market Value	\$25,900,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$31.20	\$49.00	\$43.40
Distance from Cooperative in miles		3.00	2.95

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16155-0021	4-16083-0037	4-15780-0100
Address	320 BEACH 100 STREET	71 BEACH 70 STREET	20-28 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	376	174	260
Year Built	1969	1964	1952
Gross SqFt	485,077	155,000	220,201
Estimated Gross Income	\$6,780,000	\$4,750,000	\$3,174,794
Gross Income per SqFt	\$13.98	\$30.60	\$14.42
Full Market Value	\$14,400,000	\$10,100,000	\$10,700,000
Market Value per SqFt	\$29.70	\$65.00	\$48.60
Distance from Cooperative in miles		1.20	3.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16175-0001	4-15780-0100	4-12311-0030
Address	102-00 SHORE FRONT PARKWA	20-28 SEAGIRT BOULEVARD	155-15 NORTH CONDUIT AVEN
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	SPRINGFIELD GARDENS
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	651	260	160
Year Built	1967	1952	1969
Gross SqFt	657,345	220,201	106,946
Estimated Gross Income	\$10,155,000	\$3,174,794	\$1,893,333
Gross Income per SqFt	\$15.45	\$14.42	\$17.70
Full Market Value	\$21,500,000	\$10,700,000	\$7,080,000
Market Value per SqFt	\$32.70	\$49.00	\$66.00
Distance from Cooperative in miles		3.70	6.40

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16224-0001	4-16220-0037	4-15627-0021
Address	128-11 NEWPORT AVENUE	124-16 ROCKAWAY BEACH BOU	14-03 HEYSON ROAD
Neighborhood	BELLE HARBOR	BELLE HARBOR	FAR ROCKAWAY
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	47	12	30
Year Built	1949	1949	1956
Gross SqFt	48,259	10,140	25,080
Estimated Gross Income	\$605,000	\$143,000	\$341,640
Gross Income per SqFt	\$12.54	\$14.10	\$13.62
Full Market Value	\$1,700,000	\$445,000	\$1,060,000
Market Value per SqFt	\$35.20	\$44.00	\$42.30
Distance from Cooperative in miles		0.20	5.40

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16226-0062	4-16226-0074	4-15771-0064
Address	160 BEACH 117 STREET	180 BEACH 117 STREET	439 BEACH 22 STREET
Neighborhood	ROCKAWAY PARK	ROCKAWAY PARK	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	72	61	87
Year Built	1932	1960	1966
Gross SqFt	67,000	50,347	85,814
Estimated Gross Income	\$672,590	\$518,067	\$909,622
Gross Income per SqFt	\$10.04	\$10.29	\$10.60
Full Market Value	\$1,600,000	\$1,340,000	\$2,360,000
Market Value per SqFt	\$23.88	\$27.00	\$27.50
Distance from Cooperative in miles		0.00	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16227-0037	4-10681-0056	4-10821-0018
Address	117-12 OCEAN PROMENADE	212-29 HILLSIDE AVENUE	91-35 193 STREET
Neighborhood	ROCKAWAY PARK	QUEENS VILLAGE	HOLLIS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	79	180	81
Year Built	1963	1963	1959
Gross SqFt	81,900	144,995	72,791
Estimated Gross Income	\$1,244,000	\$2,262,821	\$988,045
Gross Income per SqFt	\$15.19	\$15.61	\$13.57
Full Market Value	\$4,200,000	\$7,650,000	\$3,080,000
Market Value per SqFt	\$51.00	\$53.00	\$42.30
Distance from Cooperative in miles		11.10	10.00

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16228-0041	4-10681-0056	4-15815-0220
Address	129 BEACH 118 STREET	212-29 HILLSIDE AVENUE	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	QUEENS VILLAGE	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	180	402
Year Built	1961	1963	1952
Gross SqFt	42,015	144,995	322,584
Estimated Gross Income	\$617,000	\$2,262,821	\$4,500,530
Gross Income per SqFt	\$14.69	\$15.61	\$13.95
Full Market Value	\$2,090,000	\$7,650,000	\$14,000,000
Market Value per SqFt	\$49.70	\$53.00	\$43.40
Distance from Cooperative in miles		11.10	4.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16230-0039	4-15780-0100	4-15815-0220
Address	133 BEACH 120 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	43	260	402
Year Built	1959	1952	1952
Gross SqFt	40,500	220,201	322,584
Estimated Gross Income	\$588,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.52	\$14.42	\$13.95
Full Market Value	\$1,990,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$49.10	\$49.00	\$43.40
Distance from Cooperative in miles		4.65	4.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16230-0044	4-15780-0100	4-15815-0220
Address	130 BEACH 121 STREET	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	260	402
Year Built	1963	1952	1952
Gross SqFt	41,120	220,201	322,584
Estimated Gross Income	\$599,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.57	\$14.42	\$13.95
Full Market Value	\$2,020,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$49.10	\$49.00	\$43.40
Distance from Cooperative in miles		4.65	4.55

BOROUGH OF QUEENS - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16231-0044	4-15780-0100	4-15815-0220
Address	121-16 OCEAN PROMENADE	20-28 SEAGIRT BOULEVARD	20-55 SEAGIRT BOULEVARD
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY
Building Classification	D4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	65	260	402
Year Built	1954	1952	1952
Gross SqFt	69,504	220,201	322,584
Estimated Gross Income	\$1,000,000	\$3,174,794	\$4,500,530
Gross Income per SqFt	\$14.39	\$14.42	\$13.95
Full Market Value	\$3,380,000	\$10,700,000	\$14,000,000
Market Value per SqFt	\$48.60	\$49.00	\$43.40
Distance from Cooperative in miles		4.70	4.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16234-0044	4-12311-0030	4-16151-0006
Address	124-10 OCEAN PROMENADE	155-15 NORTH CONDUIT AVEN	2-14 BEACH 96 STREET
Neighborhood	BELLE HARBOR	SPRINGFIELD GARDENS	HAMMELS
Building Classification	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	160	72
Year Built	1962	1969	2004
Gross SqFt	76,595	106,946	55,628
Estimated Gross Income	\$1,199,000	\$1,893,333	\$1,047,003
Gross Income per SqFt	\$15.65	\$17.70	\$18.82
Full Market Value	\$4,050,000	\$7,080,000	\$3,910,000
Market Value per SqFt	\$53.00	\$66.00	\$70.00
Distance from Cooperative in miles		7.20	1.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	4-16250-0001	4-10681-0033	4-15627-0021
Address	138-11 BEACH CHANNEL DRIV	213-21 HILLSIDE AVENUE	14-03 HEYSON ROAD
Neighborhood	BELLE HARBOR	QUEENS VILLAGE	FAR ROCKAWAY
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	41	18	30
Year Built	1950	1949	1956
Gross SqFt	41,700	14,300	25,080
Estimated Gross Income	\$592,000	\$220,227	\$341,640
Gross Income per SqFt	\$14.20	\$15.40	\$13.62
Full Market Value	\$1,840,000	\$745,000	\$1,060,000
Market Value per SqFt	\$44.10	\$52.00	\$42.30
Distance from Cooperative in miles		11.60	5.90