

BOROUGH OF STATEN ISLAND - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00001-0216	5-00051-0001	5-03157-0001
Address	10 BAY STREET LANDING	163 JERSEY STREET	1950 CLOVE ROAD
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON	GRASMERE
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	128	131	177
Year Built	1984	1963	1973
Gross SqFt	171,935	174,895	180,495
Estimated Gross Income	\$1,839,705	\$2,677,642	\$1,690,099
Gross Income per SqFt	\$10.70	\$15.31	\$9.36
Full Market Value	\$6,220,000	\$10,900,000	\$5,570,000
Market Value per SqFt	\$36.20	\$62.00	\$30.90
Distance from Cooperative in miles		0.85	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00001-0250	5-00014-0001	5-01015-0001
Address	57 BAY STREET	167 CARROLL PLACE	137 HEBERTON AVENUE
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON	PORT RICHMOND
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	17	14	28
Year Built	1985	1920	1933
Gross SqFt	25,171	13,644	20,800
Estimated Gross Income	\$269,330	\$145,399	\$281,893
Gross Income per SqFt	\$10.70	\$10.66	\$13.55
Full Market Value	\$910,000	\$491,000	\$1,060,000
Market Value per SqFt	\$36.20	\$36.00	\$51.00
Distance from Cooperative in miles		0.75	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0525	5-00014-0001	5-03591-0008
Address	515 CASTLETON AVENUE	167 CARROLL PLACE	261 LINCOLN AVENUE
Neighborhood	WEST NEW BRIGHTON	NEW BRIGHTON	GRANT CITY
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	16	14	16
Year Built	1950	1920	1933
Gross SqFt	13,114	13,644	12,300
Estimated Gross Income	\$100,978	\$145,399	\$337,758
Gross Income per SqFt	\$7.70	\$10.66	\$27.50
Full Market Value	\$310,000	\$491,000	\$1,640,000
Market Value per SqFt	\$23.64	\$36.00	\$133.00
Distance from Cooperative in miles		1.30	3.90

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0537	5-00115-0090	5-00522-0034
Address	545 CASTLETON AVENUE	395 VICTORY BOULEVARD	20 COURT STREET
Neighborhood	WEST NEW BRIGHTON	TOMPKINSVILLE	STAPLETON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	24	17	16
Year Built	1950	1931	1941
Gross SqFt	17,418	17,320	17,240
Estimated Gross Income	\$134,119	\$475,607	\$186,709
Gross Income per SqFt	\$7.70	\$27.50	\$10.83
Full Market Value	\$412,000	\$2,300,000	\$658,000
Market Value per SqFt	\$23.65	\$133.00	\$38.20
Distance from Cooperative in miles		0.70	1.20

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0554	5-00120-0105	5-00140-0051
Address	581 CASTLETON AVENUE	457 VICTORY BOULEVARD	330 BARD AVENUE
Neighborhood	WEST NEW BRIGHTON	SILVER LAKE	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	12	12	13
Year Built	1950	1931	1942
Gross SqFt	10,856	10,560	10,086
Estimated Gross Income	\$83,591	\$96,753	\$122,924
Gross Income per SqFt	\$7.70	\$9.16	\$12.19
Full Market Value	\$257,000	\$319,000	\$462,000
Market Value per SqFt	\$23.67	\$30.00	\$45.80
Distance from Cooperative in miles		0.65	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00130-0049	5-00120-0105	5-00140-0051
Address	245 FOREST AVENUE	457 VICTORY BOULEVARD	330 BARD AVENUE
Neighborhood	WEST NEW BRIGHTON	SILVER LAKE	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	13	12	13
Year Built	1968	1931	1942
Gross SqFt	9,810	10,560	10,086
Estimated Gross Income	\$141,068	\$96,753	\$122,924
Gross Income per SqFt	\$14.38	\$9.16	\$12.19
Full Market Value	\$559,000	\$319,000	\$462,000
Market Value per SqFt	\$57.00	\$30.00	\$45.80
Distance from Cooperative in miles		0.50	0.55

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00131-0056	5-00120-0105	5-00140-0051
Address	255 FOREST AVENUE	457 VICTORY BOULEVARD	330 BARD AVENUE
Neighborhood	WEST NEW BRIGHTON	SILVER LAKE	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	13	12	13
Year Built	1968	1931	1942
Gross SqFt	9,810	10,560	10,086
Estimated Gross Income	\$127,922	\$96,753	\$122,924
Gross Income per SqFt	\$13.04	\$9.16	\$12.19
Full Market Value	\$481,000	\$319,000	\$462,000
Market Value per SqFt	\$49.00	\$30.00	\$45.80
Distance from Cooperative in miles		0.55	0.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00138-0119	5-01015-0001	5-00140-0051
Address	154 BARD AVENUE	137 HEBERTON AVENUE	330 BARD AVENUE
Neighborhood	LIVINGSTON	PORT RICHMOND	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	60	28	13
Year Built	1947	1933	1942
Gross SqFt	36,600	20,800	10,086
Estimated Gross Income	\$374,418	\$281,893	\$122,924
Gross Income per SqFt	\$10.23	\$13.55	\$12.19
Full Market Value	\$1,270,000	\$1,060,000	\$462,000
Market Value per SqFt	\$34.70	\$51.00	\$45.80
Distance from Cooperative in miles		1.20	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00327-0015	5-02877-0025	
Address	1000 CLOVE ROAD	55 BOWEN STREET	
Neighborhood	CLOVE LAKES	CONCORD-FOX HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	143	156	
Year Built	1966	1973	
Gross SqFt	127,800	154,860	
Estimated Gross Income	\$1,315,062	\$2,145,073	
Gross Income per SqFt	\$10.29	\$13.85	
Full Market Value	\$4,440,000	\$6,590,000	
Market Value per SqFt	\$34.70	\$43.00	
Distance from Cooperative in miles		1.40	

BOROUGH OF STATEN ISLAND - 2008/09 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00327-0060	5-02877-0025	
Address	1100 CLOVE ROAD	55 BOWEN STREET	
Neighborhood	CLOVE LAKES	CONCORD-FOX HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	143	156	
Year Built	1967	1973	
Gross SqFt	127,800	154,860	
Estimated Gross Income	\$1,315,062	\$2,145,073	
Gross Income per SqFt	\$10.29	\$13.85	
Full Market Value	\$4,440,000	\$6,590,000	
Market Value per SqFt	\$34.70	\$43.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00593-0680	5-01015-0001	5-00115-0090
Address	151 ARLO ROAD	137 HEBERTON AVENUE	395 VICTORY BOULEVARD
Neighborhood	GRYMES HILL	PORT RICHMOND	TOMPKINSVILLE
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	28	17
Year Built	1951	1933	1931
Gross SqFt	28,600	20,800	17,320
Estimated Gross Income	\$411,268	\$281,893	\$475,607
Gross Income per SqFt	\$14.38	\$13.55	\$27.50
Full Market Value	\$1,630,000	\$1,060,000	\$2,300,000
Market Value per SqFt	\$57.00	\$51.00	\$133.00
Distance from Cooperative in miles		2.20	0.85

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00597-0120	5-00590-0001	
Address	556 HOWARD AVENUE	700 VICTORY BOULEVARD	
Neighborhood	GRYMES HILL	GRYMES HILL	
Building Classification	C6-WALK-UP	D3-ELEVATOR	
Total Units	128	228	
Year Built	1951	1962	
Gross SqFt	121,750	242,500	
Estimated Gross Income	\$1,056,790	\$3,141,570	
Gross Income per SqFt	\$8.68	\$12.95	
Full Market Value	\$3,480,000	\$11,800,000	
Market Value per SqFt	\$28.60	\$49.00	
Distance from Cooperative in miles		0.60	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02833-0031	5-03157-0001	
Address	20 CLIFF STREET	1950 CLOVE ROAD	
Neighborhood	ARROCHAR-SHORE ACRES	GRASMERE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	122	177	
Year Built	1964	1973	
Gross SqFt	146,640	180,495	
Estimated Gross Income	\$1,347,622	\$1,690,099	
Gross Income per SqFt	\$9.19	\$9.36	
Full Market Value	\$4,440,000	\$5,570,000	
Market Value per SqFt	\$30.30	\$31.00	
Distance from Cooperative in miles		1.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0432	5-03591-0008	
Address	361 SKYLINE DRIVE	261 LINCOLN AVENUE	
Neighborhood	CONCORD-FOX HILLS	GRANT CITY	
Building Classification	C6-WALK-UP	C9-WALK-UP	
Total Units	11	16	
Year Built	1999	1933	
Gross SqFt	21,780	12,300	
Estimated Gross Income	\$222,809	\$337,758	
Gross Income per SqFt	\$10.23	\$27.50	
Full Market Value	\$753,000	\$1,640,000	
Market Value per SqFt	\$34.60	\$133.00	
Distance from Cooperative in miles		2.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0450	5-03591-0008	5-02972-0070
Address	295 SKYLINE DRIVE	261 LINCOLN AVENUE	162 ST MARY'S AVENUE
Neighborhood	CONCORD-FOX HILLS	GRANT CITY	ROSEBANK
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	11	16	11
Year Built	2000	1933	1931
Gross SqFt	21,865	12,300	6,875
Estimated Gross Income	\$223,679	\$337,758	\$205,288
Gross Income per SqFt	\$10.23	\$27.50	\$29.90
Full Market Value	\$756,000	\$1,640,000	\$995,000
Market Value per SqFt	\$34.60	\$133.00	\$145.00
Distance from Cooperative in miles		2.75	0.35

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0479	5-03591-0008	5-02972-0070
Address	46 CIRCLE LOOP	261 LINCOLN AVENUE	162 ST MARY'S AVENUE
Neighborhood	CONCORD-FOX HILLS	GRANT CITY	ROSEBANK
Building Classification	C6-WALK-UP	C9-WALK-UP	C7-WALK-UP
Total Units	19	16	11
Year Built	2000	1933	1931
Gross SqFt	37,220	12,300	6,875
Estimated Gross Income	\$380,761	\$337,758	\$205,288
Gross Income per SqFt	\$10.23	\$27.50	\$29.90
Full Market Value	\$1,290,000	\$1,640,000	\$995,000
Market Value per SqFt	\$34.70	\$133.00	\$145.00
Distance from Cooperative in miles		2.75	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02986-0012	5-03157-0001	
Address	390 MARYLAND AVENUE	1950 CLOVE ROAD	
Neighborhood	ROSEBANK	GRASMERE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	178	177	
Year Built	1974	1973	
Gross SqFt	155,396	180,495	
Estimated Gross Income	\$1,196,549	\$1,690,099	
Gross Income per SqFt	\$7.70	\$9.36	
Full Market Value	\$3,670,000	\$5,570,000	
Market Value per SqFt	\$23.62	\$31.00	
Distance from Cooperative in miles		0.75	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03191-0061	5-03168-0161	
Address	1160 RICHMOND ROAD	1000 TARGEE STREET	
Neighborhood	DONGAN HILLS	GRASMERE	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	71	98	
Year Built	1969	1972	
Gross SqFt	63,600	74,260	
Estimated Gross Income	\$654,444	\$863,625	
Gross Income per SqFt	\$10.29	\$11.63	
Full Market Value	\$2,210,000	\$3,040,000	
Market Value per SqFt	\$34.70	\$41.00	
Distance from Cooperative in miles		0.40	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03546-0001	5-03168-0161	
Address	45 VERA STREET	1000 TARGEE STREET	
Neighborhood	GRANT CITY	GRASMERE	
Building Classification	C6-WALK-UP	D5-ELEVATOR	
Total Units	118	98	
Year Built	1969	1972	
Gross SqFt	58,350	74,260	
Estimated Gross Income	\$477,887	\$863,625	
Gross Income per SqFt	\$8.19	\$11.63	
Full Market Value	\$1,470,000	\$3,040,000	
Market Value per SqFt	\$25.20	\$41.00	
Distance from Cooperative in miles		1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03546-0031	5-03594-0001	5-04243-0027
Address	35 VERA STREET	2162 RICHMOND ROAD	280 BEACH AVENUE
Neighborhood	GRANT CITY	GRANT CITY	NEW DORP
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	13	12
Year Built	1969	1939	1936
Gross SqFt	10,000	10,200	10,800
Estimated Gross Income	\$81,900	\$147,568	\$133,164
Gross Income per SqFt	\$8.19	\$14.47	\$12.33
Full Market Value	\$251,000	\$585,000	\$501,000
Market Value per SqFt	\$25.10	\$57.00	\$46.40
Distance from Cooperative in miles		0.85	1.45

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-04640-0022	5-05015-0016	5-05016-0005
Address	3745 AMBOY ROAD	7 BENTON COURT	25 BAY TERRACE
Neighborhood	GREAT KILLS	GREAT KILLS-BAY TERRACE	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	36	43	65
Year Built	1974	1971	1976
Gross SqFt	26,490	25,420	43,018
Estimated Gross Income	\$437,085	\$409,079	\$710,136
Gross Income per SqFt	\$16.50	\$16.09	\$16.51
Full Market Value	\$1,780,000	\$1,660,000	\$2,890,000
Market Value per SqFt	\$67.00	\$65.00	\$67.00
Distance from Cooperative in miles		0.60	0.50

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-05090-0035	5-05460-0001	5-05015-0016
Address	3482 AMBOY ROAD	4163 AMBOY ROAD	7 BENTON COURT
Neighborhood	GREAT KILLS-BAY TERRACE	GREAT KILLS	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	24	43
Year Built	1977	1973	1971
Gross SqFt	67,000	19,200	25,420
Estimated Gross Income	\$938,000	\$275,736	\$409,079
Gross Income per SqFt	\$14.00	\$14.36	\$16.09
Full Market Value	\$3,720,000	\$1,090,000	\$1,660,000
Market Value per SqFt	\$56.00	\$57.00	\$65.00
Distance from Cooperative in miles		1.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-05229-0007	5-05015-0016	5-05016-0005
Address	475 ARMSTRONG AVENUE	7 BENTON COURT	25 BAY TERRACE
Neighborhood	GREAT KILLS	GREAT KILLS-BAY TERRACE	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	43	65
Year Built	1974	1971	1976
Gross SqFt	38,647	25,420	43,018
Estimated Gross Income	\$578,932	\$409,079	\$710,136
Gross Income per SqFt	\$14.98	\$16.09	\$16.51
Full Market Value	\$2,290,000	\$1,660,000	\$2,890,000
Market Value per SqFt	\$59.00	\$65.00	\$67.00
Distance from Cooperative in miles		1.45	1.40