

BOROUGH OF STATEN ISLAND - 2009/10 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	\$1,894,896	\$2,757,971	\$1,833,563
Gross Income per SqFt	\$11.02	\$15.77	\$10.16
Full Market Value	\$5,890,000	\$6,460,000	\$4,290,000
Market Value per SqFt	\$34.30	\$37.00	\$23.77
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	44 BAY STREET LANDING	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	\$277,409	\$149,760	\$273,267
Gross Income per SqFt	\$11.02	\$10.98	\$13.14
Full Market Value	\$862,000	\$465,000	\$997,000
Market Value per SqFt	\$34.20	\$34.00	\$47.90
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	\$104,007	\$149,760	\$347,890
Gross Income per SqFt	\$7.93	\$10.98	\$28.30
Full Market Value	\$268,000	\$465,000	\$1,670,000
Market Value per SqFt	\$20.44	\$34.00	\$136.00
Distance from Cooperative in miles		1.30	3.90

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$138,143	\$489,875	\$192,310
Gross Income per SqFt	\$7.93	\$28.30	\$11.15
Full Market Value	\$356,000	\$2,350,000	\$598,000
Market Value per SqFt	\$20.44	\$136.00	\$34.70
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	\$86,099	\$99,656	\$130,532
Gross Income per SqFt	\$7.93	\$9.44	\$12.94
Full Market Value	\$222,000	\$284,000	\$476,000
Market Value per SqFt	\$20.45	\$27.00	\$47.20
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	\$145,300	\$99,656	\$130,532
Gross Income per SqFt	\$14.81	\$9.44	\$12.94
Full Market Value	\$530,000	\$284,000	\$476,000
Market Value per SqFt	\$54.00	\$27.00	\$47.20
Distance from Cooperative in miles		0.50	0.55

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$131,759	\$99,656	\$130,532
Gross Income per SqFt	\$13.43	\$9.44	\$12.94
Full Market Value	\$481,000	\$284,000	\$476,000
Market Value per SqFt	\$49.00	\$27.00	\$47.20
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	\$385,650	\$273,267	\$130,532
Gross Income per SqFt	\$10.54	\$13.14	\$12.94
Full Market Value	\$1,560,000	\$997,000	\$476,000
Market Value per SqFt	\$42.60	\$48.00	\$47.20
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	\$1,354,513	\$2,291,762	
Gross Income per SqFt	\$10.60	\$14.80	
Full Market Value	\$4,210,000	\$5,370,000	
Market Value per SqFt	\$32.90	\$35.00	
Distance from Cooperative in miles		1.40	

BOROUGH OF STATEN ISLAND - 2009/10 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	\$1,354,513	\$2,291,762	
Gross Income per SqFt	\$10.60	\$14.80	
Full Market Value	\$4,210,000	\$5,370,000	
Market Value per SqFt	\$32.90	\$35.00	
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	\$423,606	\$273,267	\$489,875
Gross Income per SqFt	\$14.81	\$13.14	\$28.30
Full Market Value	\$1,550,000	\$997,000	\$2,350,000
Market Value per SqFt	\$54.00	\$48.00	\$136.00
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	\$1,088,401	\$3,225,968	
Gross Income per SqFt	\$8.94	\$13.30	
Full Market Value	\$2,810,000	\$11,800,000	
Market Value per SqFt	\$23.08	\$49.00	
Distance from Cooperative in miles		0.60	

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$1,388,051	\$1,833,563	
Gross Income per SqFt	\$9.47	\$10.16	
Full Market Value	\$3,960,000	\$4,290,000	
Market Value per SqFt	\$27.00	\$24.00	
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	\$229,493	\$347,890	
Gross Income per SqFt	\$10.54	\$28.30	
Full Market Value	\$713,000	\$1,670,000	
Market Value per SqFt	\$32.70	\$136.00	
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	\$230,389	\$347,890	\$139,000
Gross Income per SqFt	\$10.54	\$28.30	\$20.22
Full Market Value	\$716,000	\$1,670,000	\$604,000
Market Value per SqFt	\$32.70	\$136.00	\$88.00
Distance from Cooperative in miles		2.75	0.35

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$392,183	\$347,890	\$139,000
Gross Income per SqFt	\$10.54	\$28.30	\$20.22
Full Market Value	\$1,220,000	\$1,670,000	\$604,000
Market Value per SqFt	\$32.80	\$136.00	\$88.00
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	\$1,232,445	\$1,833,563	
Gross Income per SqFt	\$7.93	\$10.16	
Full Market Value	\$3,180,000	\$4,290,000	
Market Value per SqFt	\$20.46	\$24.00	
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	\$674,077	\$889,533	
Gross Income per SqFt	\$10.60	\$11.98	
Full Market Value	\$2,090,000	\$3,070,000	
Market Value per SqFt	\$32.90	\$41.00	
Distance from Cooperative in miles		0.40	

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$492,224	\$889,533	
Gross Income per SqFt	\$8.44	\$11.98	
Full Market Value	\$1,270,000	\$3,070,000	
Market Value per SqFt	\$21.77	\$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	\$84,357	\$157,773	\$137,158
Gross Income per SqFt	\$8.44	\$15.47	\$12.70
Full Market Value	\$218,000	\$625,000	\$473,000
Market Value per SqFt	\$21.80	\$61.00	\$43.80
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	\$450,197	\$482,143	\$711,872
Gross Income per SqFt	\$16.99	\$18.97	\$16.55
Full Market Value	\$1,780,000	\$1,910,000	\$2,820,000
Market Value per SqFt	\$67.00	\$75.00	\$66.00
Distance from Cooperative in miles		0.60	0.50

BOROUGH OF STATEN ISLAND - 2009/10 COOPERATIVES COMPARABLE RENTAL INCOME

	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	\$966,140	\$229,905	\$482,143
Gross Income per SqFt	\$14.42	\$11.97	\$18.97
Full Market Value	\$3,530,000	\$793,000	\$1,910,000
Market Value per SqFt	\$53.00	\$41.00	\$75.00
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	\$596,299	\$482,143	\$711,872
Gross Income per SqFt	\$15.43	\$18.97	\$16.55
Full Market Value	\$2,360,000	\$1,910,000	\$2,820,000
Market Value per SqFt	\$61.00	\$75.00	\$66.00
Distance from Cooperative in miles		1.45	1.40