

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00015-7501	4-00021-0060		
Condominium Section	0608-R1			
Address	2 51 AVENUE	47 CENTER BOULEVARD		
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY		
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR		
Total Units	57	395		
Year Built	2007	2007		
Gross SqFt	53,685	466,000		
Estimated Gross Income	\$1,368,968	\$14,588,166		
Gross Income per SqFt	\$25.50	\$31.31		
Estimated Expense	\$416,059	\$5,463,240		
Expense SqFt	\$7.75	\$11.72		
Net Operating Income	\$952,909	\$9,124,926		
Full Market Value	\$6,180,002	\$37,800,000		
Market Value per SqFt	\$115.12	\$81.12		
Distance from Condominium in miles		0.24		

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00016-7501	4-00414-0041	4-00021-0060	
Condominium Section	0597-R1			
Address	50 2 STREET	41 CRESCENT STREET	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	
Total Units	177	141	395	
Year Built	1909	2007	2007	
Gross SqFt	187,845	80,000	466,000	
Estimated Gross Income	\$3,381,210	\$3,422,550	\$14,588,166	
Gross Income per SqFt	\$18.00	\$42.78	\$31.31	
Estimated Expense	\$1,292,374	\$1,343,416	\$5,463,240	
Expense SqFt	\$6.88	\$16.79	\$11.72	
Net Operating Income	\$2,088,836	\$2,079,134	\$9,124,926	
Full Market Value	\$13,433,994	\$15,682,000	\$37,800,000	
Market Value per SqFt	\$71.52	\$196.03	\$81.12	
Distance from Condominium in miles		1.10	0.20	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00021-7501	4-00414-0041	4-00021-0060	
Condominium Section	0639-R1			
Address	46 CENTER BOULEVARD	41 CRESCENT STREET	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	
Total Units	184	141	395	
Year Built	2008	2007	2007	
Gross SqFt	249,920	80,000	466,000	
Estimated Gross Income	\$6,185,520	\$3,422,550	\$14,588,166	
Gross Income per SqFt	\$24.75	\$42.78	\$31.31	
Estimated Expense	\$1,936,880	\$1,343,416	\$5,463,240	
Expense SqFt	\$7.75	\$16.79	\$11.72	
Net Operating Income	\$4,248,640	\$2,079,134	\$9,124,926	
Full Market Value	\$30,992,004	\$15,682,000	\$37,800,000	
Market Value per SqFt	\$124.01	\$196.03	\$81.12	
Distance from Condominium in miles		0.94	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00030-7501	4-00414-0041	4-00021-0060	
Condominium Section	0558-R1			
Address	5 48 AVENUE	41 CRESCENT STREET	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D8-ELEVATOR	
Total Units	121	141	395	
Year Built	2007	2007	2007	
Gross SqFt	113,450	80,000	466,000	
Estimated Gross Income	\$2,892,975	\$3,422,550	\$14,588,166	
Gross Income per SqFt	\$25.50	\$42.78	\$31.31	
Estimated Expense	\$933,694	\$1,343,416	\$5,463,240	
Expense SqFt	\$8.23	\$16.79	\$11.72	
Net Operating Income	\$1,959,281	\$2,079,134	\$9,124,926	
Full Market Value	\$14,100,000	\$15,682,000	\$37,800,000	
Market Value per SqFt	\$124.28	\$196.03	\$81.12	
Distance from Condominium in miles		0.91	0.17	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00030-7501	4-00040-0015	4-00021-0060	
Condominium Section	0558-R2			
Address	5 48 AVENUE	10 JACKSON AVENUE	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	3	25	395	
Year Built	2007	2005	2007	
Gross SqFt	3,360	24,464	466,000	
Estimated Gross Income	\$94,618	\$611,905	\$14,588,166	
Gross Income per SqFt	\$28.16	\$25.01	\$31.31	
Estimated Expense	\$27,653	\$183,562	\$5,463,240	
Expense SqFt	\$8.23	\$7.50	\$11.72	
Net Operating Income	\$66,965	\$428,343	\$9,124,926	
Full Market Value	\$446,000	\$2,849,000	\$37,800,000	
Market Value per SqFt	\$132.74	\$116.46	\$81.12	
Distance from Condominium in miles		0.21	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00030-7502	4-00236-0066	4-00232-0018	4-00342-0024
Condominium Section	0677-R1			
Address	5 47 ROAD	48 37 STREET	48 38 STREET	36 30 STREET
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	35	120	82	66
Year Built	1955	1961	1960	1929
Gross SqFt	55,421	97,528	68,281	61,000
Estimated Gross Income	\$798,617	\$1,482,558	\$970,956	\$879,120
Gross Income per SqFt	\$14.41	\$15.20	\$14.22	\$14.41
Estimated Expense	\$387,947	\$760,870	\$524,398	\$343,478
Expense SqFt	\$7.00	\$7.80	\$7.68	\$5.63
Net Operating Income	\$410,670	\$721,688	\$446,558	\$535,642
Full Market Value	\$2,840,003	\$4,959,000	\$3,096,000	\$3,708,000
Market Value per SqFt	\$51.24	\$50.85	\$45.34	\$60.79
Distance from Condominium in miles		1.39	1.43	1.46

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00031-7501	4-00040-0015	4-00021-0060	
Condominium Section	0478-R1			
Address	5 49 AVENUE	10 JACKSON AVENUE	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R2-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	47	25	395	
Year Built	2005	2005	2007	
Gross SqFt	62,866	24,464	466,000	
Estimated Gross Income	\$1,572,279	\$611,905	\$14,588,166	
Gross Income per SqFt	\$25.01	\$25.01	\$31.31	
Estimated Expense	\$534,361	\$183,562	\$5,463,240	
Expense SqFt	\$8.50	\$7.50	\$11.72	
Net Operating Income	\$1,037,918	\$428,343	\$9,124,926	
Full Market Value	\$7,538,002	\$2,849,000	\$37,800,000	
Market Value per SqFt	\$119.91	\$116.46	\$81.12	
Distance from Condominium in miles		0.18	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00032-7501	4-00040-0015	4-00021-0060	
Condominium Section	0487-R1			
Address	5 50 AVENUE	10 JACKSON AVENUE	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	13	25	395	
Year Built	2006	2005	2007	
Gross SqFt	18,375	24,464	466,000	
Estimated Gross Income	\$459,559	\$611,905	\$14,588,166	
Gross Income per SqFt	\$25.01	\$25.01	\$31.31	
Estimated Expense	\$147,000	\$183,562	\$5,463,240	
Expense SqFt	\$8.00	\$7.50	\$11.72	
Net Operating Income	\$312,559	\$428,343	\$9,124,926	
Full Market Value	\$2,270,002	\$2,849,000	\$37,800,000	
Market Value per SqFt	\$123.54	\$116.46	\$81.12	
Distance from Condominium in miles		0.16	0.22	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00034-7501	4-00021-0060	4-00040-0015	
Condominium Section	0604-R1			
Address	5 BORDEN AVENUE	47 CENTER BOULEVARD	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	132	395	25	
Year Built	2008	2007	2005	
Gross SqFt	140,166	466,000	24,464	
Estimated Gross Income	\$3,505,552	\$14,588,166	\$611,905	
Gross Income per SqFt	\$25.01	\$31.31	\$25.01	
Estimated Expense	\$1,121,328	\$5,463,240	\$183,562	
Expense SqFt	\$8.00	\$11.72	\$7.50	
Net Operating Income	\$2,384,224	\$9,124,926	\$428,343	
Full Market Value	\$17,316,000	\$37,800,000	\$2,849,000	
Market Value per SqFt	\$123.54	\$81.12	\$116.46	
Distance from Condominium in miles		0.29	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00040-7501	4-00414-0041	4-00040-0015	
Condominium Section	0594-R1			
Address	10 JACKSON AVENUE	41 CRESCENT STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	48	141	25	
Year Built	2007	2007	2005	
Gross SqFt	58,876	80,000	24,464	
Estimated Gross Income	\$1,472,489	\$3,422,550	\$611,905	
Gross Income per SqFt	\$25.01	\$42.78	\$25.01	
Estimated Expense	\$471,008	\$1,343,416	\$183,562	
Expense SqFt	\$8.00	\$16.79	\$7.50	
Net Operating Income	\$1,001,481	\$2,079,134	\$428,343	
Full Market Value	\$7,273,000	\$15,682,000	\$2,849,000	
Market Value per SqFt	\$123.53	\$196.03	\$116.46	
Distance from Condominium in miles		0.94	0.00	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00042-7501	4-00414-0041	4-00040-0015	
Condominium Section	0619-R1			
Address	10 JACKSON AVENUE	41 CRESCENT STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	41	141	25	
Year Built	2008	2007	2005	
Gross SqFt	34,824	80,000	24,464	
Estimated Gross Income	\$870,948	\$3,422,550	\$611,905	
Gross Income per SqFt	\$25.01	\$42.78	\$25.01	
Estimated Expense	\$269,886	\$1,343,416	\$183,562	
Expense SqFt	\$7.75	\$16.79	\$7.50	
Net Operating Income	\$601,062	\$2,079,134	\$428,343	
Full Market Value	\$4,365,004	\$15,682,000	\$2,849,000	
Market Value per SqFt	\$125.34	\$196.03	\$116.46	
Distance from Condominium in miles		0.91	0.06	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00047-7501	4-00414-0041	4-00040-0015	
Condominium Section	0542-R1			
Address	10 47 AVENUE	41 CRESCENT STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	43	141	25	
Year Built	2007	2007	2005	
Gross SqFt	58,500	80,000	24,464	
Estimated Gross Income	\$1,463,085	\$3,422,550	\$611,905	
Gross Income per SqFt	\$25.01	\$42.78	\$25.01	
Estimated Expense	\$468,000	\$1,343,416	\$183,562	
Expense SqFt	\$8.00	\$16.79	\$7.50	
Net Operating Income	\$995,085	\$2,079,134	\$428,343	
Full Market Value	\$7,227,003	\$15,682,000	\$2,849,000	
Market Value per SqFt	\$123.54	\$196.03	\$116.46	
Distance from Condominium in miles		0.76	0.25	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00047-7502	4-00414-0041	4-00040-0015	
Condominium Section	0586-R1			
Address	10 46 ROAD	41 CRESCENT STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	23	141	25	
Year Built	2007	2007	2005	
Gross SqFt	36,875	80,000	24,464	
Estimated Gross Income	\$922,244	\$3,422,550	\$611,905	
Gross Income per SqFt	\$25.01	\$42.78	\$25.01	
Estimated Expense	\$295,000	\$1,343,416	\$183,562	
Expense SqFt	\$8.00	\$16.79	\$7.50	
Net Operating Income	\$627,244	\$2,079,134	\$428,343	
Full Market Value	\$4,554,999	\$15,682,000	\$2,849,000	
Market Value per SqFt	\$123.53	\$196.03	\$116.46	
Distance from Condominium in miles		0.76	0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00057-7501	4-00040-0015	4-00021-0060	
Condominium Section	0488-R1			
Address	13 JACKSON AVENUE	10 JACKSON AVENUE	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D8-ELEVATOR	
Total Units	54	25	395	
Year Built	2006	2005	2007	
Gross SqFt	60,623	24,464	466,000	
Estimated Gross Income	\$1,576,198	\$611,905	\$14,588,166	
Gross Income per SqFt	\$26.00	\$25.01	\$31.31	
Estimated Expense	\$484,984	\$183,562	\$5,463,240	
Expense SqFt	\$8.00	\$7.50	\$11.72	
Net Operating Income	\$1,091,214	\$428,343	\$9,124,926	
Full Market Value	\$7,118,995	\$2,849,000	\$37,800,000	
Market Value per SqFt	\$117.43	\$116.46	\$81.12	
Distance from Condominium in miles		0.23	0.42	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00061-7501	4-00021-0060	4-00040-0015	
Condominium Section	0607-R1			
Address	48 11 STREET	47 CENTER BOULEVARD	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	72	395	25	
Year Built	2007	2007	2005	
Gross SqFt	80,874	466,000	24,464	
Estimated Gross Income	\$2,022,659	\$14,588,166	\$611,905	
Gross Income per SqFt	\$25.01	\$31.31	\$25.01	
Estimated Expense	\$646,992	\$5,463,240	\$183,562	
Expense SqFt	\$8.00	\$11.72	\$7.50	
Net Operating Income	\$1,375,667	\$9,124,926	\$428,343	
Full Market Value	\$9,455,999	\$37,800,000	\$2,849,000	
Market Value per SqFt	\$116.92	\$81.12	\$116.46	
Distance from Condominium in miles		0.44	0.17	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00062-7501	4-00021-0060	4-00021-0070	
Condominium Section	0671-R1			
Address	11 49 AVENUE	47 CENTER BOULEVARD	47 CENTER BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	124	395	495	
Year Built	2007	2007	2007	
Gross SqFt	141,041	466,000	460,000	
Estimated Gross Income	\$3,314,464	\$14,588,166	\$16,021,436	
Gross Income per SqFt	\$23.50	\$31.31	\$34.83	
Estimated Expense	\$1,198,849	\$5,463,240	\$4,067,165	
Expense SqFt	\$8.50	\$11.72	\$8.84	
Net Operating Income	\$2,115,615	\$9,124,926	\$11,954,271	
Full Market Value	\$15,395,032	\$37,800,000	\$54,300,000	
Market Value per SqFt	\$109.15	\$81.12	\$118.04	
Distance from Condominium in miles		0.42	0.42	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00082-7501	4-00021-0060	4-00236-0066	
Condominium Section	0484-R1			
Address	27 THOMSON AVENUE	47 CENTER BOULEVARD	48 37 STREET	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D1-ELEVATOR	
Total Units	237	395	120	
Year Built	1920	2007	1961	
Gross SqFt	310,173	466,000	97,528	
Estimated Gross Income	\$5,428,028	\$14,588,166	\$1,482,558	
Gross Income per SqFt	\$17.50	\$31.31	\$15.20	
Estimated Expense	\$1,888,954	\$5,463,240	\$760,870	
Expense SqFt	\$6.09	\$11.72	\$7.80	
Net Operating Income	\$3,539,074	\$9,124,926	\$721,688	
Full Market Value	\$22,529,001	\$37,800,000	\$4,959,000	
Market Value per SqFt	\$72.63	\$81.12	\$50.85	
Distance from Condominium in miles		0.84	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00134-7501	4-00131-0011	4-00153-0012	
Condominium Section	0498-R1			
Address	49 43 AVENUE	41 50 STREET	45 46 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	40	45	
Year Built	2005	1963	1927	
Gross SqFt	15,610	20,400	33,078	
Estimated Gross Income	\$329,839	\$431,140	\$660,316	
Gross Income per SqFt	\$21.13	\$21.13	\$19.96	
Estimated Expense	\$115,514	\$183,251	\$201,674	
Expense SqFt	\$7.40	\$8.98	\$6.10	
Net Operating Income	\$214,325	\$247,889	\$458,642	
Full Market Value	\$1,575,000	\$1,819,000	\$3,280,000	
Market Value per SqFt	\$100.90	\$89.17	\$99.16	
Distance from Condominium in miles		0.05	0.31	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00158-7501	4-00153-0012	4-01332-0026	
Condominium Section	0553-R1			
Address	41 44 STREET	45 46 STREET	58 43 AVENUE	
Neighborhood	SUNNYSIDE	SUNNYSIDE	WOODSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	39	45	35	
Year Built	2006	1927	1990	
Gross SqFt	25,035	33,078	29,636	
Estimated Gross Income	\$511,465	\$660,316	\$613,169	
Gross Income per SqFt	\$20.43	\$19.96	\$20.69	
Estimated Expense	\$195,523	\$201,674	\$282,135	
Expense SqFt	\$7.81	\$6.10	\$9.52	
Net Operating Income	\$315,942	\$458,642	\$331,034	
Full Market Value	\$2,305,001	\$3,280,000	\$2,395,000	
Market Value per SqFt	\$92.07	\$99.16	\$80.81	
Distance from Condominium in miles		0.31	0.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00159-7501	4-00160-0009	4-00160-0018	
Condominium Section	0093-R1			
Address	41 42 STREET	43 45 STREET	43 45 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	52	95	52	
Year Built	1936	1931	1931	
Gross SqFt	54,986	79,830	43,050	
Estimated Gross Income	\$769,804	\$1,080,532	\$650,399	
Gross Income per SqFt	\$14.00	\$13.54	\$15.11	
Estimated Expense	\$357,409	\$395,387	\$417,252	
Expense SqFt	\$6.50	\$4.95	\$9.69	
Net Operating Income	\$412,395	\$685,145	\$233,147	
Full Market Value	\$2,529,007	\$3,663,000	\$1,603,000	
Market Value per SqFt	\$45.99	\$45.89	\$37.24	
Distance from Condominium in miles		0.19	0.19	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00159-7502	4-00160-0009	4-00160-0018	
Condominium Section	0092-R1			
Address	41 42 STREET	43 45 STREET	43 45 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	60	95	52	
Year Built	1936	1931	1931	
Gross SqFt	58,926	79,830	43,050	
Estimated Gross Income	\$839,696	\$1,080,532	\$650,399	
Gross Income per SqFt	\$14.25	\$13.54	\$15.11	
Estimated Expense	\$383,019	\$395,387	\$417,252	
Expense SqFt	\$6.50	\$4.95	\$9.69	
Net Operating Income	\$456,677	\$685,145	\$233,147	
Full Market Value	\$2,629,008	\$3,663,000	\$1,603,000	
Market Value per SqFt	\$44.62	\$45.89	\$37.24	
Distance from Condominium in miles		0.19	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00160-7501	4-00531-0050	4-02474-0010	4-00620-0178
Condominium Section	0308-R1			
Address	43 BEACH 46 STREET	14 31 DRIVE	51 VAN KLEECK STREET	25 33 STREET
Neighborhood	SUNNYSIDE	ASTORIA	ELMHURST	ASTORIA
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D3-ELEVATOR
Total Units	93	12	77	11
Year Built	1930	2006	1963	2004
Gross SqFt	69,337	18,187	68,440	11,596
Estimated Gross Income	\$976,265	\$256,020	\$987,403	\$152,229
Gross Income per SqFt	\$14.08	\$14.08	\$14.43	\$13.13
Estimated Expense	\$450,691	\$90,515	\$358,765	\$54,341
Expense SqFt	\$6.50	\$4.98	\$5.24	\$4.69
Net Operating Income	\$525,574	\$165,505	\$628,638	\$97,888
Full Market Value	\$3,230,009	\$1,149,000	\$3,278,000	\$651,000
Market Value per SqFt	\$46.58	\$63.18	\$47.90	\$56.14
Distance from Condominium in miles		1.67	2.02	1.70

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00161-7501	4-00236-0066	4-00232-0018	
Condominium Section	0335-R1			
Address	43 45 STREET	48 37 STREET	48 38 STREET	
Neighborhood	SUNNYSIDE	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	120	82	
Year Built	1936	1961	1960	
Gross SqFt	70,260	97,528	68,281	
Estimated Gross Income	\$1,001,205	\$1,482,558	\$970,956	
Gross Income per SqFt	\$14.25	\$15.20	\$14.22	
Estimated Expense	\$456,690	\$760,870	\$524,398	
Expense SqFt	\$6.50	\$7.80	\$7.68	
Net Operating Income	\$544,515	\$721,688	\$446,558	
Full Market Value	\$3,339,000	\$4,959,000	\$3,096,000	
Market Value per SqFt	\$47.52	\$50.85	\$45.34	
Distance from Condominium in miles		0.62	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00184-7501	4-00148-0001	4-00189-0019	
Condominium Section	0167-R1			
Address	41 41 STREET	47 SKILLMAN AVENUE	43 40 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	60	77	
Year Built	1938	1942	1932	
Gross SqFt	59,920	57,600	66,714	
Estimated Gross Income	\$853,860	\$773,882	\$1,116,792	
Gross Income per SqFt	\$14.25	\$13.44	\$16.74	
Estimated Expense	\$359,520	\$270,411	\$569,738	
Expense SqFt	\$6.00	\$4.69	\$8.54	
Net Operating Income	\$494,340	\$503,471	\$547,054	
Full Market Value	\$3,031,002	\$2,596,000	\$3,958,000	
Market Value per SqFt	\$50.58	\$45.07	\$59.33	
Distance from Condominium in miles		0.33	0.12	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00192-7501	4-00575-0029	4-00040-0015	
Condominium Section	0560-R1			
Address	41 QUEENS BOULEVARD	27 27 STREET	10 JACKSON AVENUE	
Neighborhood	SUNNYSIDE	ASTORIA	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	31	30	25	
Year Built	2006	1970	2005	
Gross SqFt	32,825	30,572	24,464	
Estimated Gross Income	\$787,800	\$870,833	\$611,905	
Gross Income per SqFt	\$24.00	\$28.48	\$25.01	
Estimated Expense	\$279,013	\$316,599	\$183,562	
Expense SqFt	\$8.50	\$10.36	\$7.50	
Net Operating Income	\$508,787	\$554,234	\$428,343	
Full Market Value	\$3,683,999	\$3,985,000	\$2,849,000	
Market Value per SqFt	\$112.23	\$130.35	\$116.46	
Distance from Condominium in miles		1.81	1.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00196-7501	4-00196-0012	4-00198-0005	4-00198-0001
Condominium Section	0286-R1			
Address	47 41 STREET	47 41 STREET	47 40 STREET	47 41 STREET
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	58	60	63
Year Built	1988	1937	1939	1938
Gross SqFt	27,636	64,758	58,800	70,540
Estimated Gross Income	\$352,635	\$893,554	\$750,317	\$880,005
Gross Income per SqFt	\$12.76	\$13.80	\$12.76	\$12.48
Estimated Expense	\$124,638	\$382,540	\$265,298	\$384,903
Expense SqFt	\$4.51	\$5.91	\$4.51	\$5.46
Net Operating Income	\$227,997	\$511,014	\$485,019	\$495,102
Full Market Value	\$1,523,999	\$3,370,000	\$2,970,000	\$2,728,000
Market Value per SqFt	\$55.15	\$52.04	\$50.51	\$38.67
Distance from Condominium in miles		0.00	0.05	0.05

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00199-7501	4-00196-0012	4-00193-0055	
Condominium Section	0097-R1			
Address	47 39 PLACE	47 41 STREET	45 41 STREET	
Neighborhood	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	47	58	50	
Year Built	1939	1937	1936	
Gross SqFt	42,000	64,758	44,600	
Estimated Gross Income	\$620,340	\$893,554	\$673,055	
Gross Income per SqFt	\$14.77	\$13.80	\$15.09	
Estimated Expense	\$294,000	\$382,540	\$269,850	
Expense SqFt	\$7.00	\$5.91	\$6.05	
Net Operating Income	\$326,340	\$511,014	\$403,205	
Full Market Value	\$1,946,996	\$3,370,000	\$2,773,000	
Market Value per SqFt	\$46.36	\$52.04	\$62.17	
Distance from Condominium in miles		0.10	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00267-7501	4-00414-0041		
Condominium Section	0518-R1			
Address	44 PURVIS STREET	41 CRESCENT STREET		
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY		
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR		
Total Units	64	141		
Year Built	2006	2007		
Gross SqFt	64,957	80,000		
Estimated Gross Income	\$1,623,275	\$3,422,550		
Gross Income per SqFt	\$24.99	\$42.78		
Estimated Expense	\$535,895	\$1,343,416		
Expense SqFt	\$8.25	\$16.79		
Net Operating Income	\$1,087,380	\$2,079,134		
Full Market Value	\$7,898,003	\$15,682,000		
Market Value per SqFt	\$121.59	\$196.03		
Distance from Condominium in miles		0.34		

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00267-7502	4-00575-0029	4-00040-0015	
Condominium Section	0658-R1			
Address	26 JACKSON AVENUE	27 27 STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	ASTORIA	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	44	30	25	
Year Built	2007	1970	2005	
Gross SqFt	32,057	30,572	24,464	
Estimated Gross Income	\$737,311	\$870,833	\$611,905	
Gross Income per SqFt	\$23.00	\$28.48	\$25.01	
Estimated Expense	\$256,456	\$316,599	\$183,562	
Expense SqFt	\$8.00	\$10.36	\$7.50	
Net Operating Income	\$480,855	\$554,234	\$428,343	
Full Market Value	\$341,777	\$3,985,000	\$2,849,000	
Market Value per SqFt	\$10.66	\$130.35	\$116.46	
Distance from Condominium in miles		1.77	0.72	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00414-7501	4-00342-0024	4-00341-0021	
Condominium Section	0566-R1			
Address	24 QUEENS PLAZA NORTH	36 30 STREET	35 29 STREET	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	39	66	48	
Year Built	1931	1929	1940	
Gross SqFt	52,053	61,000	35,568	
Estimated Gross Income	\$801,096	\$879,120	\$581,826	
Gross Income per SqFt	\$15.39	\$14.41	\$16.36	
Estimated Expense	\$364,371	\$343,478	\$237,510	
Expense SqFt	\$7.00	\$5.63	\$6.68	
Net Operating Income	\$436,725	\$535,642	\$344,316	
Full Market Value	\$2,909,995	\$3,708,000	\$2,341,000	
Market Value per SqFt	\$55.90	\$60.79	\$65.82	
Distance from Condominium in miles		0.55	0.66	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00415-7501	4-00414-0041	4-00583-0011	
Condominium Section	0475-R1			
Address	41 27 STREET	41 CRESCENT STREET	34 CRESCENT STREET	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	141	120	
Year Built	2004	2007	1964	
Gross SqFt	66,590	80,000	103,850	
Estimated Gross Income	\$1,662,752	\$3,422,550	\$1,472,357	
Gross Income per SqFt	\$24.97	\$42.78	\$14.18	
Estimated Expense	\$399,540	\$1,343,416	\$646,861	
Expense SqFt	\$6.00	\$16.79	\$6.23	
Net Operating Income	\$1,263,212	\$2,079,134	\$825,496	
Full Market Value	\$9,174,990	\$15,682,000	\$4,994,000	
Market Value per SqFt	\$137.78	\$196.03	\$48.09	
Distance from Condominium in miles		0.05	0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00415-7502	4-00414-0041	4-00040-0015	
Condominium Section	0623-R1			
Address	41 UNKNOWN	41 CRESCENT STREET	10 JACKSON AVENUE	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	121	141	25	
Year Built	2007	2007	2005	
Gross SqFt	124,347	80,000	24,464	
Estimated Gross Income	\$3,107,432	\$3,422,550	\$611,905	
Gross Income per SqFt	\$24.99	\$42.78	\$25.01	
Estimated Expense	\$932,603	\$1,343,416	\$183,562	
Expense SqFt	\$7.50	\$16.79	\$7.50	
Net Operating Income	\$2,174,829	\$2,079,134	\$428,343	
Full Market Value	\$15,796,001	\$15,682,000	\$2,849,000	
Market Value per SqFt	\$127.03	\$196.03	\$116.46	
Distance from Condominium in miles		0.05	0.96	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00416-7501	4-00040-0015	4-00414-0041	
Condominium Section	0533-R1			
Address	27 41 AVENUE	10 JACKSON AVENUE	41 CRESCENT STREET	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D1-ELEVATOR	
Total Units	26	25	141	
Year Built	2005	2005	2007	
Gross SqFt	25,938	24,464	80,000	
Estimated Gross Income	\$648,709	\$611,905	\$3,422,550	
Gross Income per SqFt	\$25.01	\$25.01	\$42.78	
Estimated Expense	\$201,020	\$183,562	\$1,343,416	
Expense SqFt	\$7.75	\$7.50	\$16.79	
Net Operating Income	\$447,689	\$428,343	\$2,079,134	
Full Market Value	\$3,247,998	\$2,849,000	\$15,682,000	
Market Value per SqFt	\$125.22	\$116.46	\$196.03	
Distance from Condominium in miles		0.97	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00432-7501	4-00040-0015	4-00573-0046	
Condominium Section	0513-R1			
Address	42 HUNTER STREET	10 JACKSON AVENUE	27 ASTORIA BOULEVARD	
Neighborhood	LONG ISLAND CITY	LONG ISLAND CITY	ASTORIA	
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D7-ELEVATOR	
Total Units	25	25	27	
Year Built	2007	2005	2004	
Gross SqFt	30,480	24,464	25,920	
Estimated Gross Income	\$746,760	\$611,905	\$540,648	
Gross Income per SqFt	\$24.50	\$25.01	\$20.86	
Estimated Expense	\$243,840	\$183,562	\$165,766	
Expense SqFt	\$8.00	\$7.50	\$6.40	
Net Operating Income	\$502,920	\$428,343	\$374,882	
Full Market Value	\$3,652,992	\$2,849,000	\$2,134,000	
Market Value per SqFt	\$119.85	\$116.46	\$82.33	
Distance from Condominium in miles		0.77	1.80	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00503-7501	4-00533-0027	4-00675-0042	4-00676-0074
Condominium Section	0684-R1			
Address	11 31 AVENUE	14 31 AVENUE	34 43 STREET	32 41 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	7	14	11	20
Year Built		2003	1922	1926
Gross SqFt	5,624	17,250	4,992	9,880
Estimated Gross Income	\$157,472	\$661,193	\$160,312	\$278,616
Gross Income per SqFt	\$28.00	\$38.33	\$32.11	\$28.20
Estimated Expense	\$47,242	\$224,768	\$59,939	\$111,446
Expense SqFt	\$8.40	\$13.03	\$12.01	\$11.28
Net Operating Income	\$110,230	\$436,425	\$100,373	\$167,170
Full Market Value	\$792,000	\$2,250,000	\$748,000	\$1,203,000
Market Value per SqFt	\$140.83	\$130.43	\$149.84	\$121.76
Distance from Condominium in miles		0.20	1.23	1.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00504-7501	4-00531-0060		
Condominium Section	0466-R1			
Address	30 VERNON BOULEVARD	31 21 STREET		
Neighborhood	ASTORIA	ASTORIA		
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR		
Total Units	73	52		
Year Built	2006	2002		
Gross SqFt	71,589	46,333		
Estimated Gross Income	\$1,718,136	\$1,163,210		
Gross Income per SqFt	\$24.00	\$25.11		
Estimated Expense	\$572,712	\$395,560		
Expense SqFt	\$8.00	\$8.54		
Net Operating Income	\$1,145,424	\$767,650		
Full Market Value	\$7,787,006	\$5,574,000		
Market Value per SqFt	\$108.77	\$120.30		
Distance from Condominium in miles		0.25		

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00518-7501	4-00533-0027	4-00573-0046	
Condominium Section	0506-R1			
Address	12 31 AVENUE	14 31 AVENUE	27 ASTORIA BOULEVARD	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	10	14	27	
Year Built	2004	2003	2004	
Gross SqFt	6,778	17,250	25,920	
Estimated Gross Income	\$169,247	\$661,193	\$540,648	
Gross Income per SqFt	\$24.97	\$38.33	\$20.86	
Estimated Expense	\$64,391	\$224,768	\$165,766	
Expense SqFt	\$9.50	\$13.03	\$6.40	
Net Operating Income	\$104,856	\$436,425	\$374,882	
Full Market Value	\$723,000	\$2,250,000	\$2,134,000	
Market Value per SqFt	\$106.67	\$130.43	\$82.33	
Distance from Condominium in miles		0.11	0.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00531-7501	4-00531-0060	4-00531-0059	
Condominium Section	0529-R1			
Address	14 BROADWAY	31 21 STREET	14 31 DRIVE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	11	52	63	
Year Built	2006	2002	2001	
Gross SqFt	6,920	46,333	61,700	
Estimated Gross Income	\$164,281	\$1,163,210	\$1,379,612	
Gross Income per SqFt	\$23.74	\$25.11	\$22.36	
Estimated Expense	\$51,900	\$395,560	\$620,702	
Expense SqFt	\$7.50	\$8.54	\$10.06	
Net Operating Income	\$112,381	\$767,650	\$758,910	
Full Market Value	\$749,005	\$5,574,000	\$5,550,000	
Market Value per SqFt	\$108.24	\$120.30	\$89.95	
Distance from Condominium in miles		0.00	0.00	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00534-7501	4-00531-0060	4-00531-0059	
Condominium Section	0514-R1			
Address	30 21 STREET	31 21 STREET	14 31 DRIVE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	29	52	63	
Year Built	2006	2002	2001	
Gross SqFt	24,480	46,333	61,700	
Estimated Gross Income	\$581,155	\$1,163,210	\$1,379,612	
Gross Income per SqFt	\$23.74	\$25.11	\$22.36	
Estimated Expense	\$173,074	\$395,560	\$620,702	
Expense SqFt	\$7.07	\$8.54	\$10.06	
Net Operating Income	\$408,081	\$767,650	\$758,910	
Full Market Value	\$2,975,004	\$5,574,000	\$5,550,000	
Market Value per SqFt	\$121.53	\$120.30	\$89.95	
Distance from Condominium in miles		0.18	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00539-7501	4-00576-0001	4-00531-0060	4-00531-0059
Condominium Section	0448-R1			
Address	14 28 AVENUE	25 30 ROAD	31 21 STREET	14 31 DRIVE
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	57	57	52	63
Year Built	2006	1929	2002	2001
Gross SqFt	19,588	39,764	46,333	61,700
Estimated Gross Income	\$437,988	\$837,880	\$1,163,210	\$1,379,612
Gross Income per SqFt	\$22.36	\$21.07	\$25.11	\$22.36
Estimated Expense	\$146,910	\$312,341	\$395,560	\$620,702
Expense SqFt	\$7.50	\$7.85	\$8.54	\$10.06
Net Operating Income	\$291,078	\$525,539	\$767,650	\$758,910
Full Market Value	\$2,078,001	\$3,857,000	\$5,574,000	\$5,550,000
Market Value per SqFt	\$106.09	\$97.00	\$120.30	\$89.95
Distance from Condominium in miles		0.32	0.46	0.46

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00541-7501	4-00592-0003	4-00626-0040	4-00869-0053
Condominium Section	0490-R1			
Address	18 27 AVENUE	30 29 STREET	30 34 STREET	21 CRESCENT STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	20	24	32
Year Built	2005	1939	1921	1928
Gross SqFt	18,833	14,700	18,200	20,400
Estimated Gross Income	\$380,992	\$282,381	\$368,186	\$465,120
Gross Income per SqFt	\$20.23	\$19.21	\$20.23	\$22.80
Estimated Expense	\$161,399	\$137,533	\$165,620	\$148,104
Expense SqFt	\$8.57	\$9.36	\$9.10	\$7.26
Net Operating Income	\$219,593	\$144,848	\$202,566	\$317,016
Full Market Value	\$1,568,000	\$1,039,000	\$1,448,000	\$2,316,000
Market Value per SqFt	\$83.26	\$70.68	\$79.56	\$113.53
Distance from Condominium in miles		0.45	0.68	0.86

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00549-7501	4-00576-0001	4-00531-0059	
Condominium Section	0568-R1			
Address	21 30 AVENUE	25 30 ROAD	14 31 DRIVE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	27	57	63	
Year Built	2006	1929	2001	
Gross SqFt	30,386	39,764	61,700	
Estimated Gross Income	\$666,365	\$837,880	\$1,379,612	
Gross Income per SqFt	\$21.93	\$21.07	\$22.36	
Estimated Expense	\$195,686	\$312,341	\$620,702	
Expense SqFt	\$6.44	\$7.85	\$10.06	
Net Operating Income	\$470,679	\$525,539	\$758,910	
Full Market Value	\$3,360,004	\$3,857,000	\$5,550,000	
Market Value per SqFt	\$110.58	\$97.00	\$89.95	
Distance from Condominium in miles		0.19	0.32	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00552-7501	4-00531-0060	4-00531-0059	4-00576-0036
Condominium Section	0682-R1			
Address	31 23 STREET	31 21 STREET	14 31 DRIVE	27 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	35	52	63	66
Year Built	2009	2002	2001	1963
Gross SqFt	28,564	46,333	61,700	50,850
Estimated Gross Income	\$638,691	\$1,163,210	\$1,379,612	\$878,656
Gross Income per SqFt	\$22.36	\$25.11	\$22.36	\$17.28
Estimated Expense	\$199,948	\$395,560	\$620,702	\$355,709
Expense SqFt	\$7.00	\$8.54	\$10.06	\$7.00
Net Operating Income	\$438,743	\$767,650	\$758,910	\$522,947
Full Market Value	\$3,177,000	\$5,574,000	\$5,550,000	\$3,776,000
Market Value per SqFt	\$111.22	\$120.30	\$89.95	\$74.26
Distance from Condominium in miles		0.15	0.15	0.29

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00570-7501	4-00531-0060	4-00531-0059	
Condominium Section	0535-R1			
Address	23 31 AVENUE	31 21 STREET	14 31 DRIVE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	30	52	63	
Year Built	2006	2002	2001	
Gross SqFt	26,598	46,333	61,700	
Estimated Gross Income	\$631,437	\$1,163,210	\$1,379,612	
Gross Income per SqFt	\$23.74	\$25.11	\$22.36	
Estimated Expense	\$188,048	\$395,560	\$620,702	
Expense SqFt	\$7.07	\$8.54	\$10.06	
Net Operating Income	\$443,389	\$767,650	\$758,910	
Full Market Value	\$2,954,002	\$5,574,000	\$5,550,000	
Market Value per SqFt	\$111.06	\$120.30	\$89.95	
Distance from Condominium in miles		0.26	0.26	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00570-7502	4-00588-0026	4-00531-0060	
Condominium Section	0620-R1			
Address	23 31 AVENUE	31 29 STREET	31 21 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	15	54	52	
Year Built	2008	1926	2002	
Gross SqFt	11,282	33,066	46,333	
Estimated Gross Income	\$263,660	\$714,738	\$1,163,210	
Gross Income per SqFt	\$23.37	\$21.62	\$25.11	
Estimated Expense	\$84,615	\$284,528	\$395,560	
Expense SqFt	\$7.50	\$8.60	\$8.54	
Net Operating Income	\$179,045	\$430,210	\$767,650	
Full Market Value	\$1,192,996	\$3,154,000	\$5,574,000	
Market Value per SqFt	\$105.74	\$95.38	\$120.30	
Distance from Condominium in miles		0.22	0.26	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00570-7503	4-00577-0056	4-00576-0036	4-00576-0001
Condominium Section	0723-R1			
Address	23 31 AVENUE	30 29 STREET	27 30 AVENUE	25 30 ROAD
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	26	76	66	57
Year Built	2008	1929	1963	1929
Gross SqFt	28,100	55,375	50,850	39,764
Estimated Gross Income	\$592,067	\$1,056,603	\$878,656	\$837,880
Gross Income per SqFt	\$21.07	\$19.08	\$17.28	\$21.07
Estimated Expense	\$220,585	\$383,394	\$355,709	\$312,341
Expense SqFt	\$7.85	\$6.92	\$7.00	\$7.85
Net Operating Income	\$371,482	\$673,209	\$522,947	\$525,539
Full Market Value	\$2,719,999	\$4,312,000	\$3,776,000	\$3,857,000
Market Value per SqFt	\$96.80	\$77.87	\$74.26	\$97.00
Distance from Condominium in miles		0.13	0.18	0.18

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00570-7504	4-00576-0036	4-00576-0005	4-00588-0026
Condominium Section	0734-R1			
Address	30 CRESCENT STREET	27 30 AVENUE	25 30 ROAD	31 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	66	42	54
Year Built	2008	1963	1941	1926
Gross SqFt	37,111	50,850	34,000	33,066
Estimated Gross Income	\$797,515	\$878,656	\$608,139	\$714,738
Gross Income per SqFt	\$21.49	\$17.28	\$17.89	\$21.62
Estimated Expense	\$270,539	\$355,709	\$292,429	\$284,528
Expense SqFt	\$7.29	\$7.00	\$8.60	\$8.60
Net Operating Income	\$526,976	\$522,947	\$315,710	\$430,210
Full Market Value	\$3,857,992	\$3,776,000	\$2,276,000	\$3,154,000
Market Value per SqFt	\$103.96	\$74.26	\$66.94	\$95.38
Distance from Condominium in miles		0.18	0.18	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00571-7501	4-00571-0001	4-00579-0082	
Condominium Section	0198-R1			
Address	23 30 ROAD	30 CRESCENT STREET	31 29 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	85	79	91	
Year Built	1932	1963	1940	
Gross SqFt	61,600	82,637	85,422	
Estimated Gross Income	\$915,992	\$1,177,942	\$1,317,623	
Gross Income per SqFt	\$14.87	\$14.25	\$15.42	
Estimated Expense	\$393,624	\$510,299	\$500,633	
Expense SqFt	\$6.39	\$6.18	\$5.86	
Net Operating Income	\$522,368	\$667,643	\$816,990	
Full Market Value	\$3,600,995	\$4,627,000	\$4,730,000	
Market Value per SqFt	\$58.46	\$55.99	\$55.37	
Distance from Condominium in miles		0.00	0.23	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00573-7501	4-00575-0029	4-00570-0016	
Condominium Section	0565-R1			
Address	25 NEWTOWN AVENUE	27 27 STREET	23 31 AVENUE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	30	30	23	
Year Built	2006	1970	2001	
Gross SqFt	18,292	30,572	18,900	
Estimated Gross Income	\$392,546	\$870,833	\$272,727	
Gross Income per SqFt	\$21.46	\$28.48	\$14.43	
Estimated Expense	\$148,714	\$316,599	\$111,321	
Expense SqFt	\$8.13	\$10.36	\$5.89	
Net Operating Income	\$243,832	\$554,234	\$161,406	
Full Market Value	\$1,790,000	\$3,985,000	\$1,117,000	
Market Value per SqFt	\$97.86	\$130.35	\$59.10	
Distance from Condominium in miles		0.12	0.36	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00576-7501	4-00579-0087	4-00579-0082	
Condominium Section	0136-R1			
Address	30 30 AVENUE	31 29 STREET	31 29 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	91	91	
Year Built	1937	1940	1940	
Gross SqFt	67,704	85,422	85,422	
Estimated Gross Income	\$1,016,237	\$1,328,165	\$1,317,623	
Gross Income per SqFt	\$15.01	\$15.55	\$15.42	
Estimated Expense	\$440,076	\$411,678	\$500,633	
Expense SqFt	\$6.50	\$4.82	\$5.86	
Net Operating Income	\$576,161	\$916,487	\$816,990	
Full Market Value	\$3,839,000	\$6,277,000	\$4,730,000	
Market Value per SqFt	\$56.70	\$73.48	\$55.37	
Distance from Condominium in miles		0.28	0.28	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00577-7501	4-00571-0001	4-00590-0001	
Condominium Section	0087-R1			
Address	30 29 STREET	30 CRESCENT STREET	30 29 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	125	79	58	
Year Built	1963	1963	1929	
Gross SqFt	99,600	82,637	45,126	
Estimated Gross Income	\$1,481,052	\$1,177,942	\$788,351	
Gross Income per SqFt	\$14.87	\$14.25	\$17.47	
Estimated Expense	\$636,444	\$510,299	\$394,401	
Expense SqFt	\$6.39	\$6.18	\$8.74	
Net Operating Income	\$844,608	\$667,643	\$393,950	
Full Market Value	\$5,862,016	\$4,627,000	\$2,431,000	
Market Value per SqFt	\$58.86	\$55.99	\$53.87	
Distance from Condominium in miles		0.11	0.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00579-7502	4-00583-0001	4-00585-0017	
Condominium Section	0224-R1			
Address	25 31 AVENUE	34 35 AVENUE	34 29 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	74	72	84	
Year Built	1950	1930	1931	
Gross SqFt	55,000	51,930	61,500	
Estimated Gross Income	\$852,500	\$888,303	\$1,016,728	
Gross Income per SqFt	\$15.50	\$17.11	\$16.53	
Estimated Expense	\$385,000	\$432,659	\$417,089	
Expense SqFt	\$7.00	\$8.33	\$6.78	
Net Operating Income	\$467,500	\$455,644	\$599,639	
Full Market Value	\$2,969,978	\$3,293,000	\$4,341,000	
Market Value per SqFt	\$54.00	\$63.41	\$70.59	
Distance from Condominium in miles		0.34	0.35	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00593-7501	4-00839-0020	4-00575-0029	
Condominium Section	0592-R1			
Address	30 30 STREET	27 ASTORIA BOULEVARD	27 27 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	11	15	30	
Year Built	2007	1922	1970	
Gross SqFt	8,320	8,000	30,572	
Estimated Gross Income	\$169,645	\$98,400	\$870,833	
Gross Income per SqFt	\$20.39	\$12.30	\$28.48	
Estimated Expense	\$59,405	\$52,160	\$316,599	
Expense SqFt	\$7.14	\$6.52	\$10.36	
Net Operating Income	\$110,240	\$46,240	\$554,234	
Full Market Value	\$734,003	\$293,000	\$3,985,000	
Market Value per SqFt	\$88.22	\$36.63	\$130.35	
Distance from Condominium in miles		0.37	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00613-7501	4-00614-0010	4-00588-0014	4-00588-0009
Condominium Section	0683-R1			
Address	31 31 STREET	31 32 STREET	31 29 STREET	31 29 STREET
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	81	48	48	48
Year Built	1957	1928	1928	1928
Gross SqFt	82,760	38,400	39,549	39,549
Estimated Gross Income	\$1,252,986	\$640,128	\$565,693	\$598,740
Gross Income per SqFt	\$15.14	\$16.67	\$14.30	\$15.14
Estimated Expense	\$594,217	\$326,400	\$279,066	\$283,856
Expense SqFt	\$7.18	\$8.50	\$7.06	\$7.18
Net Operating Income	\$658,769	\$313,728	\$286,627	\$314,884
Full Market Value	\$4,540,002	\$2,270,000	\$1,986,000	\$1,793,000
Market Value per SqFt	\$54.86	\$59.11	\$50.22	\$45.34
Distance from Condominium in miles		0.05	0.10	0.10

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00653-7502	4-00575-0029	4-00570-0016	
Condominium Section	0688-R1			
Address	25 37 STREET	27 27 STREET	23 31 AVENUE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	18	30	23	
Year Built	2008	1970	2001	
Gross SqFt	16,125	30,572	18,900	
Estimated Gross Income	\$354,750	\$870,833	\$272,727	
Gross Income per SqFt	\$22.00	\$28.48	\$14.43	
Estimated Expense	\$114,649	\$316,599	\$111,321	
Expense SqFt	\$7.11	\$10.36	\$5.89	
Net Operating Income	\$240,101	\$554,234	\$161,406	
Full Market Value	\$1,694,410	\$3,985,000	\$1,117,000	
Market Value per SqFt	\$105.08	\$130.35	\$59.10	
Distance from Condominium in miles		0.51	0.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00660-7501	4-00575-0029	4-00040-0015	
Condominium Section	0655-R1			
Address	30 38 STREET	27 27 STREET	10 JACKSON AVENUE	
Neighborhood	ASTORIA	ASTORIA	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	10	30	25	
Year Built	2007	1970	2005	
Gross SqFt	9,767	30,572	24,464	
Estimated Gross Income	\$234,408	\$870,833	\$611,905	
Gross Income per SqFt	\$24.00	\$28.48	\$25.01	
Estimated Expense	\$77,745	\$316,599	\$183,562	
Expense SqFt	\$7.96	\$10.36	\$7.50	
Net Operating Income	\$156,663	\$554,234	\$428,343	
Full Market Value	\$1,119,001	\$3,985,000	\$2,849,000	
Market Value per SqFt	\$114.57	\$130.35	\$116.46	
Distance from Condominium in miles		0.55	2.38	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00660-7502	4-00575-0029	4-00040-0015	
Condominium Section	0744-R1			
Address	30 38 STREET	27 27 STREET	10 JACKSON AVENUE	
Neighborhood	ASTORIA	ASTORIA	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	24	30	25	
Year Built	2007	1970	2005	
Gross SqFt	10,450	30,572	24,464	
Estimated Gross Income	\$250,800	\$870,833	\$611,905	
Gross Income per SqFt	\$24.00	\$28.48	\$25.01	
Estimated Expense	\$88,825	\$316,599	\$183,562	
Expense SqFt	\$8.50	\$10.36	\$7.50	
Net Operating Income	\$161,975	\$554,234	\$428,343	
Full Market Value	\$1,179,020	\$3,985,000	\$2,849,000	
Market Value per SqFt	\$112.82	\$130.35	\$116.46	
Distance from Condominium in miles		10.10	7.86	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00676-7501	4-00575-0029	4-00570-0016	
Condominium Section	0599-R1			
Address	32 41 STREET	27 27 STREET	23 31 AVENUE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	19	30	23	
Year Built	2005	1970	2001	
Gross SqFt	14,723	30,572	18,900	
Estimated Gross Income	\$315,956	\$870,833	\$272,727	
Gross Income per SqFt	\$21.46	\$28.48	\$14.43	
Estimated Expense	\$119,698	\$316,599	\$111,321	
Expense SqFt	\$8.13	\$10.36	\$5.89	
Net Operating Income	\$196,258	\$554,234	\$161,406	
Full Market Value	\$1,402,000	\$3,985,000	\$1,117,000	
Market Value per SqFt	\$95.23	\$130.35	\$59.10	
Distance from Condominium in miles		0.80	0.74	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00769-7501	4-00575-0029	4-00040-0015	
Condominium Section	0631-R1			
Address	45 DITMARS BOULEVARD	27 27 STREET	10 JACKSON AVENUE	
Neighborhood	ASTORIA	ASTORIA	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D9-ELEVATOR	
Total Units	201	30	25	
Year Built	1910	1970	2005	
Gross SqFt	194,780	30,572	24,464	
Estimated Gross Income	\$4,674,720	\$870,833	\$611,905	
Gross Income per SqFt	\$24.00	\$28.48	\$25.01	
Estimated Expense	\$1,655,630	\$316,599	\$183,562	
Expense SqFt	\$8.50	\$10.36	\$7.50	
Net Operating Income	\$3,019,090	\$554,234	\$428,343	
Full Market Value	\$20,849,996	\$3,985,000	\$2,849,000	
Market Value per SqFt	\$107.04	\$130.35	\$116.46	
Distance from Condominium in miles		1.02	3.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00807-7501	4-00839-0007	4-00598-0064	
Condominium Section	0358-R1			
Address	21 38 STREET	28 ASTORIA BOULEVARD	28 31 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	32	26	12	
Year Built	1992	2004	2006	
Gross SqFt	34,650	38,750	16,873	
Estimated Gross Income	\$554,400	\$650,760	\$278,734	
Gross Income per SqFt	\$16.00	\$16.79	\$16.52	
Estimated Expense	\$218,642	\$255,806	\$101,552	
Expense SqFt	\$6.31	\$6.60	\$6.02	
Net Operating Income	\$335,758	\$394,954	\$177,182	
Full Market Value	\$2,057,000	\$2,857,000	\$1,283,000	
Market Value per SqFt	\$59.37	\$73.73	\$76.04	
Distance from Condominium in miles		0.80	0.84	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00830-7501	4-00839-0007	4-00620-0178	4-00592-0029
Condominium Section	0197-R1			
Address	21 33 STREET	28 ASTORIA BOULEVARD	25 33 STREET	30 30 AVENUE
Neighborhood	ASTORIA	ASTORIA	ASTORIA	ASTORIA
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	C1-WALK-UP
Total Units	618	26	11	10
Year Built	1932	2004	2004	2006
Gross SqFt	430,000	38,750	11,596	20,662
Estimated Gross Income	\$6,763,900	\$650,760	\$152,229	\$325,022
Gross Income per SqFt	\$15.73	\$16.79	\$13.13	\$15.73
Estimated Expense	\$3,225,000	\$255,806	\$54,341	\$79,255
Expense SqFt	\$7.50	\$6.60	\$4.69	\$3.84
Net Operating Income	\$3,538,900	\$394,954	\$97,888	\$245,767
Full Market Value	\$24,206,000	\$2,857,000	\$651,000	\$3,088,000
Market Value per SqFt	\$56.29	\$73.73	\$56.14	\$149.45
Distance from Condominium in miles		0.71	0.72	1.03

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00872-7501	4-00542-0005	4-00589-0054	
Condominium Section	0537-R1			
Address	25 23 STREET	22 ASTORIA BOULEVARD	31 31 STREET	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D6-ELEVATOR	
Total Units	8	16	19	
Year Built	2006	2007	2004	
Gross SqFt	7,245	21,783	9,960	
Estimated Gross Income	\$124,324	\$373,784	\$220,116	
Gross Income per SqFt	\$17.16	\$17.16	\$22.10	
Estimated Expense	\$26,227	\$78,953	\$101,293	
Expense SqFt	\$3.62	\$3.62	\$10.17	
Net Operating Income	\$98,097	\$294,831	\$118,823	
Full Market Value	\$710,000	\$1,800,000	\$870,000	
Market Value per SqFt	\$98.00	\$82.63	\$87.35	
Distance from Condominium in miles		0.13	0.66	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00885-7501	4-00575-0029	4-00570-0016	
Condominium Section	0714-R1			
Address	26 21 STREET	27 27 STREET	23 31 AVENUE	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	18	30	23	
Year Built	2006	1970	2001	
Gross SqFt	15,410	30,572	18,900	
Estimated Gross Income	\$330,699	\$870,833	\$272,727	
Gross Income per SqFt	\$21.46	\$28.48	\$14.43	
Estimated Expense	\$125,283	\$316,599	\$111,321	
Expense SqFt	\$8.13	\$10.36	\$5.89	
Net Operating Income	\$205,416	\$554,234	\$161,406	
Full Market Value	\$1,488,002	\$3,985,000	\$1,117,000	
Market Value per SqFt	\$96.56	\$130.35	\$59.10	
Distance from Condominium in miles		10.10	9.88	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00904-7501	4-00573-0046	4-00839-0007	
Condominium Section	0375-R1			
Address	25 12 STREET	27 ASTORIA BOULEVARD	28 ASTORIA BOULEVARD	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	32	27	26	
Year Built	1994	2004	2004	
Gross SqFt	17,250	25,920	38,750	
Estimated Gross Income	\$317,055	\$540,648	\$650,760	
Gross Income per SqFt	\$18.38	\$20.86	\$16.79	
Estimated Expense	\$120,750	\$165,766	\$255,806	
Expense SqFt	\$7.00	\$6.40	\$6.60	
Net Operating Income	\$196,305	\$374,882	\$394,954	
Full Market Value	\$1,412,001	\$2,134,000	\$2,857,000	
Market Value per SqFt	\$81.86	\$82.33	\$73.73	
Distance from Condominium in miles		0.51	0.57	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00905-7501	4-00908-0001	4-00839-0001	
Condominium Section	0319-R1			
Address	25 SHORE BOULEVARD	8 27 AVENUE	28 ASTORIA BOULEVARD	
Neighborhood	ASTORIA	ASTORIA	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	405	128	184	
Year Built	1989	1969	2007	
Gross SqFt	372,700	112,482	178,312	
Estimated Gross Income	\$7,267,650	\$2,283,383	\$3,748,118	
Gross Income per SqFt	\$19.50	\$20.30	\$21.02	
Estimated Expense	\$3,085,956	\$975,917	\$1,799,168	
Expense SqFt	\$8.28	\$8.68	\$10.09	
Net Operating Income	\$4,181,694	\$1,307,466	\$1,948,950	
Full Market Value	\$27,860,991	\$7,275,000	\$7,665,000	
Market Value per SqFt	\$74.75	\$64.68	\$42.99	
Distance from Condominium in miles		0.12	0.58	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R1			
Address	19 78 STREET	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	32	27	
Year Built	1929	1929	1922	
Gross SqFt	14,361	25,832	20,750	
Estimated Gross Income	\$211,825	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$101,963	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$109,862	\$194,138	\$162,680	
Full Market Value	\$664,394	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.26	\$51.91	\$48.19	
Distance from Condominium in miles		1.51	1.65	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R2			
Address	78 19 DRIVE	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	150	32	27	
Year Built	1929	1929	1922	
Gross SqFt	134,944	25,832	20,750	
Estimated Gross Income	\$1,990,424	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$958,102	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$1,032,322	\$194,138	\$162,680	
Full Market Value	\$6,236,916	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.22	\$51.91	\$48.19	
Distance from Condominium in miles		1.50	1.62	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01469-0063	4-01444-0032	
Condominium Section	0100-R3			
Address	19 79 STREET	35 95 STREET	83 35 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	70	40	63	
Year Built	1929	1927	1925	
Gross SqFt	63,140	30,644	53,248	
Estimated Gross Income	\$931,315	\$478,966	\$794,181	
Gross Income per SqFt	\$14.75	\$15.63	\$14.91	
Estimated Expense	\$448,294	\$239,636	\$302,970	
Expense SqFt	\$7.10	\$7.82	\$5.69	
Net Operating Income	\$483,021	\$239,330	\$491,211	
Full Market Value	\$2,915,005	\$1,638,000	\$2,970,000	
Market Value per SqFt	\$46.17	\$53.45	\$55.78	
Distance from Condominium in miles		1.67	1.35	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R4			
Address	19 80 STREET	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	34	32	27	
Year Built	1929	1929	1922	
Gross SqFt	31,445	25,832	20,750	
Estimated Gross Income	\$463,814	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$223,260	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$240,554	\$194,138	\$162,680	
Full Market Value	\$1,452,014	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.18	\$51.91	\$48.19	
Distance from Condominium in miles		1.54	1.64	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R5			
Address	76 DITMARS BOULEVARD	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	48	32	27	
Year Built	1929	1929	1922	
Gross SqFt	39,804	25,832	20,750	
Estimated Gross Income	\$587,109	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$282,608	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$304,501	\$194,138	\$162,680	
Full Market Value	\$1,837,032	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.15	\$51.91	\$48.19	
Distance from Condominium in miles		1.36	1.50	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01455-0041	4-01444-0032	4-01469-0063
Condominium Section	0100-R6			
Address	77 DITMARS BOULEVARD	34 94 STREET	83 35 AVENUE	35 95 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	92	104	63	40
Year Built	1929	1929	1925	1927
Gross SqFt	83,680	78,088	53,248	30,644
Estimated Gross Income	\$1,234,280	\$1,068,901	\$794,181	\$478,966
Gross Income per SqFt	\$14.75	\$13.69	\$14.91	\$15.63
Estimated Expense	\$594,128	\$592,301	\$302,970	\$239,636
Expense SqFt	\$7.10	\$7.59	\$5.69	\$7.82
Net Operating Income	\$640,152	\$476,600	\$491,211	\$239,330
Full Market Value	\$3,872,031	\$3,149,000	\$2,970,000	\$1,638,000
Market Value per SqFt	\$46.27	\$40.33	\$55.78	\$53.45
Distance from Condominium in miles		1.46	1.25	1.62

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R7			
Address	21 78 STREET	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	70	32	27	
Year Built	1929	1929	1922	
Gross SqFt	58,333	25,832	20,750	
Estimated Gross Income	\$860,412	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$414,164	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$446,248	\$194,138	\$162,680	
Full Market Value	\$2,694,980	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.20	\$51.91	\$48.19	
Distance from Condominium in miles		1.38	1.49	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R8			
Address	22 75 STREET	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	75	32	27	
Year Built	1929	1929	1922	
Gross SqFt	64,422	25,832	20,750	
Estimated Gross Income	\$950,225	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$457,396	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$492,829	\$194,138	\$162,680	
Full Market Value	\$2,980,997	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.27	\$51.91	\$48.19	
Distance from Condominium in miles		1.23	1.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-00946-7501	4-01272-0025	4-01291-0060	
Condominium Section	0100-R9			
Address	22 76 STREET	35 73 STREET	37 80 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	204	32	27	
Year Built	1929	1929	1922	
Gross SqFt	174,093	25,832	20,750	
Estimated Gross Income	\$2,567,872	\$376,174	\$325,360	
Gross Income per SqFt	\$14.75	\$14.56	\$15.68	
Estimated Expense	\$1,236,060	\$182,036	\$162,680	
Expense SqFt	\$7.10	\$7.05	\$7.84	
Net Operating Income	\$1,331,812	\$194,138	\$162,680	
Full Market Value	\$8,052,100	\$1,341,000	\$1,000,000	
Market Value per SqFt	\$46.25	\$51.91	\$48.19	
Distance from Condominium in miles		1.23	1.36	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01010-7501	4-05182-0009	4-05863-0250	
Condominium Section	0073-R1			
Address	22 79 STREET	140 FRANKLIN AVENUE	23 CORPORAL KENNEDY STREE	
Neighborhood	JACKSON HEIGHTS	FLUSHING-NORTH	BAYSIDE	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	257	54	150	
Year Built	1952	1999	1981	
Gross SqFt	254,910	53,860	124,877	
Estimated Gross Income	\$3,568,740	\$860,400	\$2,261,430	
Gross Income per SqFt	\$14.00	\$15.97	\$18.11	
Estimated Expense	\$1,784,370	\$264,178	\$1,043,811	
Expense SqFt	\$7.00	\$4.90	\$8.36	
Net Operating Income	\$1,784,370	\$596,222	\$1,217,619	
Full Market Value	\$11,431,976	\$4,068,000	\$6,761,000	
Market Value per SqFt	\$44.85	\$75.53	\$54.14	
Distance from Condominium in miles		3.61	5.72	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01216-7501	4-01561-0025	4-03169-0021	
Condominium Section	0742-R1			
Address	37 61 STREET	44 MACNISH STREET	99 67 ROAD	
Neighborhood	WOODSIDE	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	18	72	29	
Year Built	2008	1962	2001	
Gross SqFt	20,291	61,318	22,662	
Estimated Gross Income	\$466,693	\$1,221,455	\$637,733	
Gross Income per SqFt	\$23.00	\$19.92	\$28.14	
Estimated Expense	\$172,474	\$549,409	\$168,204	
Expense SqFt	\$8.50	\$8.96	\$7.42	
Net Operating Income	\$294,219	\$672,046	\$469,529	
Full Market Value	\$1,962,784	\$4,808,000	\$3,379,000	
Market Value per SqFt	\$96.73	\$78.41	\$149.10	
Distance from Condominium in miles		1.21	3.01	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01263-7501	4-01261-0054	4-01246-0035	
Condominium Section	0096-R1			
Address	76 35 AVENUE	34 74 STREET	33 73 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	42	48	
Year Built	1939	1936	1936	
Gross SqFt	128,050	38,000	49,800	
Estimated Gross Income	\$1,824,713	\$563,160	\$684,755	
Gross Income per SqFt	\$14.25	\$14.82	\$13.75	
Estimated Expense	\$896,350	\$298,300	\$332,920	
Expense SqFt	\$7.00	\$7.85	\$6.69	
Net Operating Income	\$928,363	\$264,860	\$351,835	
Full Market Value	\$5,692,008	\$1,826,000	\$2,322,000	
Market Value per SqFt	\$44.45	\$48.05	\$46.63	
Distance from Condominium in miles		0.10	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01266-7501	4-01261-0054	4-01246-0035	
Condominium Section	0095-R1			
Address	79 35 AVENUE	34 74 STREET	33 73 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	42	48	
Year Built	1939	1936	1936	
Gross SqFt	50,996	38,000	49,800	
Estimated Gross Income	\$734,342	\$563,160	\$684,755	
Gross Income per SqFt	\$14.40	\$14.82	\$13.75	
Estimated Expense	\$369,721	\$298,300	\$332,920	
Expense SqFt	\$7.25	\$7.85	\$6.69	
Net Operating Income	\$364,621	\$264,860	\$351,835	
Full Market Value	\$2,278,001	\$1,826,000	\$2,322,000	
Market Value per SqFt	\$44.67	\$48.05	\$46.63	
Distance from Condominium in miles		0.25	0.32	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01267-7501	4-01268-0001	4-01443-0040	
Condominium Section	0602-R1			
Address	80 35 AVENUE	81 34 AVENUE	34 82 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	96	66	46	
Year Built	1942	1951	1936	
Gross SqFt	120,000	57,888	51,872	
Estimated Gross Income	\$1,770,000	\$860,870	\$758,997	
Gross Income per SqFt	\$14.75	\$14.87	\$14.63	
Estimated Expense	\$900,000	\$374,654	\$305,138	
Expense SqFt	\$7.50	\$6.47	\$5.88	
Net Operating Income	\$870,000	\$486,216	\$453,859	
Full Market Value	\$5,797,000	\$3,352,000	\$3,134,000	
Market Value per SqFt	\$48.31	\$57.90	\$60.42	
Distance from Condominium in miles		0.05	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01268-7501	4-01268-0001	4-01443-0033	4-01443-0040
Condominium Section	0126-R1			
Address	34 82 STREET	81 34 AVENUE	82 35 AVENUE	34 82 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	66	49	46
Year Built	1937	1951	1936	1936
Gross SqFt	66,083	57,888	52,422	51,872
Estimated Gross Income	\$966,794	\$860,870	\$749,318	\$758,997
Gross Income per SqFt	\$14.63	\$14.87	\$14.29	\$14.63
Estimated Expense	\$462,581	\$374,654	\$363,052	\$305,138
Expense SqFt	\$7.00	\$6.47	\$6.93	\$5.88
Net Operating Income	\$504,213	\$486,216	\$386,266	\$453,859
Full Market Value	\$3,112,988	\$3,352,000	\$2,676,000	\$3,134,000
Market Value per SqFt	\$47.11	\$57.90	\$51.05	\$60.42
Distance from Condominium in miles		0.00	0.05	0.05

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01270-7501	4-01138-0030	4-01453-0010	
Condominium Section	0083-R1			
Address	35 LEVERICH STREET	31 68 STREET	92 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	214	74	96	
Year Built	1964	1964	1963	
Gross SqFt	214,300	65,810	59,723	
Estimated Gross Income	\$3,321,650	\$1,001,959	\$992,929	
Gross Income per SqFt	\$15.50	\$15.23	\$16.63	
Estimated Expense	\$1,500,100	\$360,948	\$417,367	
Expense SqFt	\$7.00	\$5.48	\$6.99	
Net Operating Income	\$1,821,550	\$641,011	\$575,562	
Full Market Value	\$11,880,022	\$3,190,000	\$3,597,000	
Market Value per SqFt	\$55.44	\$48.47	\$60.23	
Distance from Condominium in miles		0.52	1.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01277-7501	4-01275-0012	4-01279-0001	4-01275-0001
Condominium Section	0066-R1			
Address	35 78 STREET	35 76 STREET	79 35 AVENUE	75 35 AVENUE
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	57	59	96	96
Year Built	1937	1954	1950	1950
Gross SqFt	64,010	60,000	95,000	95,000
Estimated Gross Income	\$697,709	\$590,323	\$1,035,405	\$1,039,368
Gross Income per SqFt	\$10.90	\$9.84	\$10.90	\$10.94
Estimated Expense	\$373,178	\$300,802	\$553,582	\$588,778
Expense SqFt	\$5.83	\$5.01	\$5.83	\$6.20
Net Operating Income	\$324,531	\$289,521	\$481,823	\$450,590
Full Market Value	\$2,008,996	\$1,551,000	\$2,871,000	\$2,786,000
Market Value per SqFt	\$31.39	\$25.85	\$30.22	\$29.33
Distance from Condominium in miles		0.10	0.10	0.10

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01298-7501	4-01217-0020	4-01219-0012	
Condominium Section	0640-R1			
Address	41 66 STREET	37 62 STREET	37 64 STREET	
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	25	16	
Year Built	2008	1925	1927	
Gross SqFt	11,126	13,400	9,632	
Estimated Gross Income	\$255,898	\$335,402	\$193,915	
Gross Income per SqFt	\$23.00	\$25.03	\$20.13	
Estimated Expense	\$81,442	\$144,184	\$101,670	
Expense SqFt	\$7.32	\$10.76	\$10.56	
Net Operating Income	\$174,456	\$191,218	\$92,245	
Full Market Value	\$1,251,006	\$1,389,000	\$462,000	
Market Value per SqFt	\$112.44	\$103.66	\$47.97	
Distance from Condominium in miles		0.25	0.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01307-7501	4-01349-0016	4-01298-0016	
Condominium Section	0279-R1			
Address	41 68 STREET	70 WOODSIDE AVENUE	39 65 PLACE	
Neighborhood	WOODSIDE	ELMHURST	WOODSIDE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	23	20	
Year Built	1986	1961	1928	
Gross SqFt	15,633	13,772	11,560	
Estimated Gross Income	\$297,183	\$260,818	\$220,464	
Gross Income per SqFt	\$19.01	\$18.94	\$19.07	
Estimated Expense	\$117,248	\$112,214	\$102,742	
Expense SqFt	\$7.50	\$8.15	\$8.89	
Net Operating Income	\$179,935	\$148,604	\$117,722	
Full Market Value	\$1,121,995	\$1,067,000	\$845,000	
Market Value per SqFt	\$71.77	\$77.48	\$73.10	
Distance from Condominium in miles		0.19	0.09	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01310-7501	4-01309-0030	4-01349-0016	4-01308-0031
Condominium Section	0211-R1			
Address	41 71 STREET	41 69 STREET	70 WOODSIDE AVENUE	41 69 STREET
Neighborhood	ELMHURST	WOODSIDE	ELMHURST	WOODSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	19	23	19
Year Built	1988	1927	1961	1925
Gross SqFt	12,682	9,376	13,772	12,160
Estimated Gross Income	\$215,594	\$161,837	\$260,818	\$241,254
Gross Income per SqFt	\$17.00	\$17.26	\$18.94	\$19.84
Estimated Expense	\$101,456	\$88,222	\$112,214	\$108,589
Expense SqFt	\$8.00	\$9.41	\$8.15	\$8.93
Net Operating Income	\$114,138	\$73,615	\$148,604	\$132,665
Full Market Value	\$608,302	\$532,000	\$1,067,000	\$949,000
Market Value per SqFt	\$47.97	\$56.74	\$77.48	\$78.04
Distance from Condominium in miles		0.06	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01310-7503	4-02474-0010	4-00673-0038	
Condominium Section	0387-R1			
Address	41 71 STREET	51 VAN KLEECK STREET	41 STREET	
Neighborhood	ELMHURST	ELMHURST	ASTORIA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	20	77	17	
Year Built	1991	1963	2004	
Gross SqFt	16,000	68,440	17,805	
Estimated Gross Income	\$263,200	\$987,403	\$328,680	
Gross Income per SqFt	\$16.45	\$14.43	\$18.46	
Estimated Expense	\$128,000	\$358,765	\$157,752	
Expense SqFt	\$8.00	\$5.24	\$8.86	
Net Operating Income	\$135,200	\$628,638	\$170,928	
Full Market Value	\$877,808	\$3,278,000	\$1,229,000	
Market Value per SqFt	\$54.86	\$47.90	\$69.03	
Distance from Condominium in miles		0.83	1.63	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01312-7501	4-01349-0016	4-01309-0030	
Condominium Section	0287-R1			
Address	41 73 STREET	70 WOODSIDE AVENUE	41 69 STREET	
Neighborhood	ELMHURST	ELMHURST	WOODSIDE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	23	19	
Year Built	1987	1961	1927	
Gross SqFt	7,591	13,772	9,376	
Estimated Gross Income	\$133,526	\$260,818	\$161,837	
Gross Income per SqFt	\$17.59	\$18.94	\$17.26	
Estimated Expense	\$64,524	\$112,214	\$88,222	
Expense SqFt	\$8.50	\$8.15	\$9.41	
Net Operating Income	\$69,002	\$148,604	\$73,615	
Full Market Value	\$472,003	\$1,067,000	\$532,000	
Market Value per SqFt	\$62.18	\$77.48	\$56.74	
Distance from Condominium in miles		0.14	0.14	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01336-7501	4-01314-0060	4-01342-0009	4-01338-0028
Condominium Section	0344-R1			
Address	61 WOODSIDE AVENUE	51 SKILLMAN AVENUE	43 65 STREET	60 44 AVENUE
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	68	40	42	32
Year Built	1992	1928	1928	1928
Gross SqFt	45,000	32,500	26,468	22,220
Estimated Gross Income	\$788,850	\$492,490	\$469,616	\$415,975
Gross Income per SqFt	\$17.53	\$15.15	\$17.74	\$18.72
Estimated Expense	\$340,200	\$208,725	\$167,904	\$171,587
Expense SqFt	\$7.56	\$6.42	\$6.34	\$7.72
Net Operating Income	\$448,650	\$283,765	\$301,712	\$244,388
Full Market Value	\$2,408,995	\$1,951,000	\$2,176,000	\$1,756,000
Market Value per SqFt	\$53.53	\$60.03	\$82.21	\$79.03
Distance from Condominium in miles		0.53	0.19	0.10

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01337-7501	4-01338-0037	4-01339-0019	4-01335-0069
Condominium Section	0116-R1			
Address	62 WOODSIDE AVENUE	60 43 AVENUE	61 43 AVENUE	40 61 STREET
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	WOODSIDE
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	63	19	16	20
Year Built	1986	1936	1936	1928
Gross SqFt	62,254	16,056	10,016	12,356
Estimated Gross Income	\$1,086,955	\$280,338	\$207,350	\$200,492
Gross Income per SqFt	\$17.46	\$17.46	\$20.70	\$16.23
Estimated Expense	\$529,159	\$140,169	\$80,762	\$101,698
Expense SqFt	\$8.50	\$8.73	\$8.06	\$8.23
Net Operating Income	\$557,796	\$140,169	\$126,588	\$98,794
Full Market Value	\$3,707,006	\$944,000	\$930,000	\$673,000
Market Value per SqFt	\$59.55	\$58.79	\$92.85	\$54.47
Distance from Condominium in miles		0.12	0.11	0.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01337-7502	4-01332-0026	4-01343-0031	
Condominium Section	0483-R1			
Address	41 63 STREET	58 43 AVENUE	42 65 PLACE	
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	24	35	58	
Year Built	2005	1990	1965	
Gross SqFt	20,298	29,636	38,924	
Estimated Gross Income	\$404,336	\$613,169	\$745,373	
Gross Income per SqFt	\$19.92	\$20.69	\$19.15	
Estimated Expense	\$173,751	\$282,135	\$295,507	
Expense SqFt	\$8.56	\$9.52	\$7.59	
Net Operating Income	\$230,585	\$331,034	\$449,866	
Full Market Value	\$1,568,000	\$2,395,000	\$3,227,000	
Market Value per SqFt	\$77.25	\$80.81	\$82.91	
Distance from Condominium in miles		0.19	0.21	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01337-7503	4-01332-0026	4-01334-0013	
Condominium Section	0504-R1			
Address	40 BEACH 62 STREET	58 43 AVENUE	58 QUEENS BOULEVARD	
Neighborhood	WOODSIDE	WOODSIDE	WOODSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	28	35	90	
Year Built	2005	1990	2005	
Gross SqFt	19,625	29,636	105,008	
Estimated Gross Income	\$393,678	\$613,169	\$2,040,305	
Gross Income per SqFt	\$20.06	\$20.69	\$19.43	
Estimated Expense	\$137,375	\$282,135	\$958,723	
Expense SqFt	\$7.00	\$9.52	\$9.13	
Net Operating Income	\$256,303	\$331,034	\$1,081,582	
Full Market Value	\$1,833,003	\$2,395,000	\$7,754,000	
Market Value per SqFt	\$93.40	\$80.81	\$73.84	
Distance from Condominium in miles		0.19	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01349-7501	4-01516-0031	4-01305-0001	
Condominium Section	0550-R1			
Address	69 43 AVENUE	86 ELMHURST AVENUE	73 73 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	30	38	40	
Year Built	2006	1964	1950	
Gross SqFt	22,926	23,200	25,000	
Estimated Gross Income	\$465,169	\$438,602	\$541,483	
Gross Income per SqFt	\$20.29	\$18.91	\$21.66	
Estimated Expense	\$162,775	\$198,572	\$250,346	
Expense SqFt	\$7.10	\$8.56	\$10.01	
Net Operating Income	\$302,394	\$240,030	\$291,137	
Full Market Value	\$2,725,998	\$1,723,000	\$2,134,000	
Market Value per SqFt	\$118.90	\$74.27	\$85.36	
Distance from Condominium in miles		0.76	0.29	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01433-7501	4-01445-0034	4-01451-0012	
Condominium Section	0064-R1			
Address	85 34 AVENUE	84 35 AVENUE	34 91 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	89	84	162	
Year Built	1951	1947	1927	
Gross SqFt	73,800	80,754	95,904	
Estimated Gross Income	\$1,129,140	\$1,269,144	\$1,627,491	
Gross Income per SqFt	\$15.30	\$15.72	\$16.97	
Estimated Expense	\$553,500	\$542,693	\$830,529	
Expense SqFt	\$7.50	\$6.72	\$8.66	
Net Operating Income	\$575,640	\$726,451	\$796,962	
Full Market Value	\$3,913,994	\$4,969,000	\$5,742,000	
Market Value per SqFt	\$53.04	\$61.53	\$59.87	
Distance from Condominium in miles		0.14	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01443-7501	4-01443-0033	4-01268-0001	4-01268-0051
Condominium Section	0099-R1			
Address	34 83 STREET	82 35 AVENUE	81 34 AVENUE	34 81 STREET
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	52	49	66	84
Year Built	1929	1936	1951	1937
Gross SqFt	60,900	52,422	57,888	93,936
Estimated Gross Income	\$852,600	\$749,318	\$860,870	\$1,143,574
Gross Income per SqFt	\$14.00	\$14.29	\$14.87	\$12.17
Estimated Expense	\$422,037	\$363,052	\$374,654	\$557,800
Expense SqFt	\$6.93	\$6.93	\$6.47	\$5.94
Net Operating Income	\$430,563	\$386,266	\$486,216	\$585,774
Full Market Value	\$2,926,002	\$2,676,000	\$3,352,000	\$3,542,000
Market Value per SqFt	\$48.05	\$51.05	\$57.90	\$37.71
Distance from Condominium in miles		0.00	0.05	0.05

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01452-7501	4-01452-0006	4-01453-0010	
Condominium Section	0219-R1			
Address	91 34 AVENUE	91 34 AVENUE	92 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	60	48	96	
Year Built	1928	1929	1963	
Gross SqFt	49,392	38,826	59,723	
Estimated Gross Income	\$821,389	\$564,671	\$992,929	
Gross Income per SqFt	\$16.63	\$14.54	\$16.63	
Estimated Expense	\$296,352	\$242,078	\$417,367	
Expense SqFt	\$6.00	\$6.23	\$6.99	
Net Operating Income	\$525,037	\$322,593	\$575,562	
Full Market Value	\$2,364,996	\$2,229,000	\$3,597,000	
Market Value per SqFt	\$47.88	\$57.41	\$60.23	
Distance from Condominium in miles		0.00	0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01462-7501	4-01461-0035	4-01459-0040	
Condominium Section	0223-R1			
Address	35 89 STREET	87 37 AVENUE	35 85 STREET	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	88	112	66	
Year Built	1927	1955	1957	
Gross SqFt	82,000	104,887	48,300	
Estimated Gross Income	\$1,127,500	\$1,473,628	\$776,605	
Gross Income per SqFt	\$13.75	\$14.05	\$16.08	
Estimated Expense	\$498,560	\$658,430	\$359,472	
Expense SqFt	\$6.08	\$6.28	\$7.44	
Net Operating Income	\$628,940	\$815,198	\$417,133	
Full Market Value	\$4,247,004	\$5,361,000	\$2,728,000	
Market Value per SqFt	\$51.79	\$51.11	\$56.48	
Distance from Condominium in miles		0.05	0.15	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01469-7501	4-01290-0049	4-01453-0010	
Condominium Section	0499-R1			
Address	35 JUNCTION BOULEVARD	37 79 STREET	92 34 AVENUE	
Neighborhood	JACKSON HEIGHTS	JACKSON HEIGHTS	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	62	58	96	
Year Built	2006	1927	1963	
Gross SqFt	46,128	30,540	59,723	
Estimated Gross Income	\$834,917	\$597,707	\$992,929	
Gross Income per SqFt	\$18.10	\$19.57	\$16.63	
Estimated Expense	\$355,186	\$256,721	\$417,367	
Expense SqFt	\$7.70	\$8.41	\$6.99	
Net Operating Income	\$479,731	\$340,986	\$575,562	
Full Market Value	\$3,261,000	\$2,444,000	\$3,597,000	
Market Value per SqFt	\$70.69	\$80.03	\$60.23	
Distance from Condominium in miles		0.81	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01485-7501	4-01485-0037	4-01286-0030	
Condominium Section	0731-R1			
Address	40 75 STREET	40 75 STREET	37 75 STREET	
Neighborhood	ELMHURST	ELMHURST	JACKSON HEIGHTS	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	58	78	108	
Year Built	2008	1962	1951	
Gross SqFt	44,941	44,218	95,684	
Estimated Gross Income	\$1,041,732	\$1,019,005	\$2,229,848	
Gross Income per SqFt	\$23.18	\$23.05	\$23.30	
Estimated Expense	\$361,775	\$399,869	\$675,047	
Expense SqFt	\$8.05	\$9.04	\$7.05	
Net Operating Income	\$679,957	\$619,136	\$1,554,801	
Full Market Value	\$4,960,005	\$4,520,000	\$9,867,000	
Market Value per SqFt	\$110.37	\$102.22	\$103.12	
Distance from Condominium in miles		0.00	0.17	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01486-7501	4-01485-0037	4-01305-0001	
Condominium Section	0503-R1			
Address	40 76 STREET	40 75 STREET	73 73 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	12	78	40	
Year Built	2004	1962	1950	
Gross SqFt	22,574	44,218	25,000	
Estimated Gross Income	\$504,755	\$1,019,005	\$541,483	
Gross Income per SqFt	\$22.36	\$23.05	\$21.66	
Estimated Expense	\$169,305	\$399,869	\$250,346	
Expense SqFt	\$7.50	\$9.04	\$10.01	
Net Operating Income	\$335,450	\$619,136	\$291,137	
Full Market Value	\$2,412,001	\$4,520,000	\$2,134,000	
Market Value per SqFt	\$106.85	\$102.22	\$85.36	
Distance from Condominium in miles		0.06	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01492-7501	4-01505-0076	4-01492-0032	
Condominium Section	0185-R1			
Address	81 41 AVENUE	40 ITHACA STREET	81 BAXTER AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	22	21	53	
Year Built	1987	1991	1963	
Gross SqFt	20,652	19,250	33,600	
Estimated Gross Income	\$320,106	\$279,548	\$570,529	
Gross Income per SqFt	\$15.50	\$14.52	\$16.98	
Estimated Expense	\$144,564	\$141,149	\$272,964	
Expense SqFt	\$7.00	\$7.33	\$8.12	
Net Operating Income	\$175,542	\$138,399	\$297,565	
Full Market Value	\$1,132,003	\$892,000	\$2,151,000	
Market Value per SqFt	\$54.81	\$46.34	\$64.02	
Distance from Condominium in miles		0.13	0.00	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01505-7501	4-01505-0037	4-01504-0080	4-01504-0074
Condominium Section	0291-R1			
Address	40 ITHACA STREET	40 HAMPTON STREET	40 HAMPTON STREET	40 HAMPTON STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	65	104	60	60
Year Built	1937	1963	1939	1939
Gross SqFt	51,890	89,772	57,000	57,000
Estimated Gross Income	\$795,474	\$1,293,752	\$873,810	\$891,480
Gross Income per SqFt	\$15.33	\$14.41	\$15.33	\$15.64
Estimated Expense	\$363,230	\$597,442	\$445,170	\$445,740
Expense SqFt	\$7.00	\$6.66	\$7.81	\$7.82
Net Operating Income	\$432,244	\$696,310	\$428,640	\$445,740
Full Market Value	\$2,893,000	\$4,820,000	\$2,943,000	\$3,051,000
Market Value per SqFt	\$55.75	\$53.69	\$51.63	\$53.53
Distance from Condominium in miles		0.00	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01507-7501	4-01508-0057	4-01349-0016	
Condominium Section	0373-R1			
Address	41 JUDGE STREET	42 KETCHAM STREET	70 WOODSIDE AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	9	10	23	
Year Built	1994	1961	1961	
Gross SqFt	6,295	6,484	13,772	
Estimated Gross Income	\$116,332	\$102,447	\$260,818	
Gross Income per SqFt	\$18.48	\$15.80	\$18.94	
Estimated Expense	\$50,360		\$112,214	
Expense SqFt	\$8.00		\$8.15	
Net Operating Income	\$65,972	\$102,447	\$148,604	
Full Market Value	\$363,010	\$973,000	\$1,067,000	
Market Value per SqFt	\$57.67	\$150.06	\$77.48	
Distance from Condominium in miles		0.05	0.66	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01509-7501	4-01517-0021	4-01526-0001	
Condominium Section	0147-R1			
Address	82 BRITTON AVENUE	83 BRITTON AVENUE	80 BROADWAY	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	82	70	71	
Year Built	1939	1963	1930	
Gross SqFt	84,057	59,596	73,995	
Estimated Gross Income	\$1,156,624	\$824,030	\$995,778	
Gross Income per SqFt	\$13.76	\$13.83	\$13.46	
Estimated Expense	\$630,428	\$392,288	\$327,486	
Expense SqFt	\$7.50	\$6.58	\$4.43	
Net Operating Income	\$526,196	\$431,742	\$668,292	
Full Market Value	\$3,641,990	\$2,728,000	\$3,234,000	
Market Value per SqFt	\$43.33	\$45.77	\$43.71	
Distance from Condominium in miles		0.08	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01517-7501	4-01561-0025	4-03169-0021	
Condominium Section	0730-R1			
Address	83 VIETOR AVENUE	44 MACNISH STREET	99 67 ROAD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	8	72	29	
Year Built	2008	1962	2001	
Gross SqFt	7,500	61,318	22,662	
Estimated Gross Income	\$172,500	\$1,221,455	\$637,733	
Gross Income per SqFt	\$23.00	\$19.92	\$28.14	
Estimated Expense	\$60,000	\$549,409	\$168,204	
Expense SqFt	\$8.00	\$8.96	\$7.42	
Net Operating Income	\$112,500	\$672,046	\$469,529	
Full Market Value	\$1,201,380	\$4,808,000	\$3,379,000	
Market Value per SqFt	\$160.18	\$78.41	\$149.10	
Distance from Condominium in miles		0.13	1.97	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01518-7501	4-01518-0060	4-01518-0050	4-01518-0047
Condominium Section	0089-R1			
Address	84 ELMHURST AVENUE	84 ELMHURST AVENUE	85 ELMHURST AVENUE	85 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	144	60	60	21
Year Built	1954	1940	1940	1992
Gross SqFt	144,300	60,000	60,000	19,101
Estimated Gross Income	\$2,024,529	\$841,800	\$862,800	\$242,449
Gross Income per SqFt	\$14.03	\$14.03	\$14.38	\$12.69
Estimated Expense	\$1,010,100	\$421,200	\$466,200	\$116,788
Expense SqFt	\$7.00	\$7.02	\$7.77	\$6.11
Net Operating Income	\$1,014,429	\$420,600	\$396,600	\$125,661
Full Market Value	\$6,671,982	\$2,288,000	\$2,200,000	\$841,000
Market Value per SqFt	\$46.24	\$38.13	\$36.67	\$44.03
Distance from Condominium in miles		0.00	0.00	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01518-7502	4-01518-0060	4-01518-0044	4-01518-0047
Condominium Section	0196-R1			
Address	83 VIETOR AVENUE	84 ELMHURST AVENUE	42 JUDGE STREET	85 ELMHURST AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	86	60	41	21
Year Built	1932	1940	1939	1992
Gross SqFt	90,930	60,000	32,550	19,101
Estimated Gross Income	\$1,307,573	\$841,800	\$571,186	\$242,449
Gross Income per SqFt	\$14.38	\$14.03	\$17.55	\$12.69
Estimated Expense	\$681,975	\$421,200	\$269,681	\$116,788
Expense SqFt	\$7.50	\$7.02	\$8.29	\$6.11
Net Operating Income	\$625,598	\$420,600	\$301,505	\$125,661
Full Market Value	\$4,331,000	\$2,288,000	\$2,175,000	\$841,000
Market Value per SqFt	\$47.63	\$38.13	\$66.82	\$44.03
Distance from Condominium in miles		0.00	0.00	0.00

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01526-7501	4-01526-0001	4-01525-0030	4-01509-0017
Condominium Section	0058-R1			
Address	42 80 STREET	80 BROADWAY	42 80 STREET	81 PETTIT AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	147	71	136	109
Year Built	1960	1930	1955	1957
Gross SqFt	115,364	73,995	111,500	106,541
Estimated Gross Income	\$1,740,843	\$995,778	\$1,770,448	\$1,607,466
Gross Income per SqFt	\$15.09	\$13.46	\$15.88	\$15.09
Estimated Expense	\$865,230	\$327,486	\$861,690	\$747,835
Expense SqFt	\$7.50	\$4.43	\$7.73	\$7.02
Net Operating Income	\$875,613	\$668,292	\$908,758	\$859,631
Full Market Value	\$5,335,027	\$3,234,000	\$6,209,000	\$5,115,000
Market Value per SqFt	\$46.25	\$43.71	\$55.69	\$48.01
Distance from Condominium in miles		0.00	0.05	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01527-7501	4-01525-0018	4-01525-0030	
Condominium Section	0281-R1			
Address	42 81 STREET	42 80 STREET	42 80 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	114	107	136	
Year Built	1989	1940	1955	
Gross SqFt	130,980	83,705	111,500	
Estimated Gross Income	\$2,095,680	\$1,367,740	\$1,770,448	
Gross Income per SqFt	\$16.00	\$16.34	\$15.88	
Estimated Expense	\$829,103	\$656,247	\$861,690	
Expense SqFt	\$6.33	\$7.84	\$7.73	
Net Operating Income	\$1,266,577	\$711,493	\$908,758	
Full Market Value	\$8,768,001	\$4,839,000	\$6,209,000	
Market Value per SqFt	\$66.94	\$57.81	\$55.69	
Distance from Condominium in miles		0.10	0.10	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01527-7502	4-01526-0001	4-01509-0057	
Condominium Section	0299-R1			
Address	42 82 STREET	80 BROADWAY	82 BRITTON AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	71	72	
Year Built	1939	1930	1928	
Gross SqFt	85,702	73,995	78,128	
Estimated Gross Income	\$1,117,554	\$995,778	\$1,068,791	
Gross Income per SqFt	\$13.04	\$13.46	\$13.68	
Estimated Expense	\$535,638	\$327,486	\$555,490	
Expense SqFt	\$6.25	\$4.43	\$7.11	
Net Operating Income	\$581,916	\$668,292	\$513,301	
Full Market Value	\$3,876,000	\$3,234,000	\$3,392,000	
Market Value per SqFt	\$45.23	\$43.71	\$43.42	
Distance from Condominium in miles		0.05	0.08	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01527-7503	4-01305-0001	4-01505-0079	
Condominium Section	0415-R1			
Address	42 82 STREET	73 73 STREET	40 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	40	38	
Year Built	2002	1950	1962	
Gross SqFt	20,510	25,000	22,896	
Estimated Gross Income	\$424,352	\$541,483	\$451,234	
Gross Income per SqFt	\$20.69	\$21.66	\$19.71	
Estimated Expense	\$198,127	\$250,346	\$213,101	
Expense SqFt	\$9.66	\$10.01	\$9.31	
Net Operating Income	\$226,225	\$291,137	\$238,133	
Full Market Value	\$1,528,002	\$2,134,000	\$1,364,000	
Market Value per SqFt	\$74.50	\$85.36	\$59.57	
Distance from Condominium in miles		0.49	0.27	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01527-7504	4-01305-0001	4-01505-0079	
Condominium Section	0441-R1			
Address	42 82 STREET	73 73 STREET	40 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	14	40	38	
Year Built	2003	1950	1962	
Gross SqFt	13,560	25,000	22,896	
Estimated Gross Income	\$280,556	\$541,483	\$451,234	
Gross Income per SqFt	\$20.69	\$21.66	\$19.71	
Estimated Expense	\$130,990	\$250,346	\$213,101	
Expense SqFt	\$9.66	\$10.01	\$9.31	
Net Operating Income	\$149,566	\$291,137	\$238,133	
Full Market Value	\$1,093,003	\$2,134,000	\$1,364,000	
Market Value per SqFt	\$80.60	\$85.36	\$59.57	
Distance from Condominium in miles		0.49	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01530-7501	4-01305-0001	4-01505-0079	
Condominium Section	0679-R1			
Address	76 46 AVENUE	73 73 STREET	40 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	40	38	
Year Built	2009	1950	1962	
Gross SqFt	14,767	25,000	22,896	
Estimated Gross Income	\$305,529	\$541,483	\$451,234	
Gross Income per SqFt	\$20.69	\$21.66	\$19.71	
Estimated Expense	\$142,649	\$250,346	\$213,101	
Expense SqFt	\$9.66	\$10.01	\$9.31	
Net Operating Income	\$162,880	\$291,137	\$238,133	
Full Market Value	\$1,187,997	\$2,134,000	\$1,364,000	
Market Value per SqFt	\$80.45	\$85.36	\$59.57	
Distance from Condominium in miles		0.42	0.48	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01531-7501	4-01305-0001	4-01505-0079	
Condominium Section	0468-R1			
Address	78 46 AVENUE	73 73 STREET	40 ITHACA STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	26	40	38	
Year Built	2005	1950	1962	
Gross SqFt	25,499	25,000	22,896	
Estimated Gross Income	\$527,574	\$541,483	\$451,234	
Gross Income per SqFt	\$20.69	\$21.66	\$19.71	
Estimated Expense	\$246,320	\$250,346	\$213,101	
Expense SqFt	\$9.66	\$10.01	\$9.31	
Net Operating Income	\$281,254	\$291,137	\$238,133	
Full Market Value	\$1,910,001	\$2,134,000	\$1,364,000	
Market Value per SqFt	\$74.90	\$85.36	\$59.57	
Distance from Condominium in miles		0.48	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01532-7501	4-01532-0016	4-01525-0001	4-01508-0057
Condominium Section	0237-R1			
Address	79 45 AVENUE	45 80 STREET	79 WOODSIDE AVENUE	42 KETCHAM STREET
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	16	72	10
Year Built	1988	1933	1932	1961
Gross SqFt	19,769	14,952	50,935	6,484
Estimated Gross Income	\$366,320	\$225,177	\$1,028,244	\$102,447
Gross Income per SqFt	\$18.53	\$15.06	\$20.19	\$15.80
Estimated Expense	\$168,037	\$114,831	\$426,248	
Expense SqFt	\$8.50	\$7.68	\$8.37	
Net Operating Income	\$198,283	\$110,346	\$601,996	\$102,447
Full Market Value	\$1,176,974	\$759,000	\$4,302,000	\$973,000
Market Value per SqFt	\$59.54	\$50.76	\$84.46	\$150.06
Distance from Condominium in miles		0.00	0.12	0.26

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01536-7501	4-02474-0010	4-01525-0030	
Condominium Section	0030-R1			
Address	80 47 AVENUE	51 VAN KLEECK STREET	42 80 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	75	77	136	
Year Built	1980	1963	1955	
Gross SqFt	105,000	68,440	111,500	
Estimated Gross Income	\$1,515,150	\$987,403	\$1,770,448	
Gross Income per SqFt	\$14.43	\$14.43	\$15.88	
Estimated Expense	\$735,000	\$358,765	\$861,690	
Expense SqFt	\$7.00	\$5.24	\$7.73	
Net Operating Income	\$780,150	\$628,638	\$908,758	
Full Market Value	\$5,167,998	\$3,278,000	\$6,209,000	
Market Value per SqFt	\$49.22	\$47.90	\$55.69	
Distance from Condominium in miles		0.29	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01536-7502	4-02474-0010	4-02716-0001	
Condominium Section	0033-R1			
Address	76 47 AVENUE	51 VAN KLEECK STREET	64 GRAND AVENUE	
Neighborhood	ELMHURST	ELMHURST	MASPETH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	22	77	16	
Year Built	1980	1963	2006	
Gross SqFt	27,450	68,440	28,500	
Estimated Gross Income	\$381,830	\$987,403	\$381,330	
Gross Income per SqFt	\$13.91	\$14.43	\$13.38	
Estimated Expense	\$164,700	\$358,765	\$202,065	
Expense SqFt	\$6.00	\$5.24	\$7.09	
Net Operating Income	\$217,130	\$628,638	\$179,265	
Full Market Value	\$1,430,000	\$3,278,000	\$1,189,000	
Market Value per SqFt	\$52.09	\$47.90	\$41.72	
Distance from Condominium in miles		0.29	1.44	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01540-7501	4-01304-0021	4-01305-0001	
Condominium Section	0575-R1			
Address	81 QUEENS BOULEVARD	40 72 STREET	73 73 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	42	50	40	
Year Built	2006	1965	1950	
Gross SqFt	54,852	30,618	25,000	
Estimated Gross Income	\$1,255,562	\$738,448	\$541,483	
Gross Income per SqFt	\$22.89	\$24.12	\$21.66	
Estimated Expense	\$535,356	\$291,064	\$250,346	
Expense SqFt	\$9.76	\$9.51	\$10.01	
Net Operating Income	\$720,206	\$447,384	\$291,137	
Full Market Value	\$5,177,994	\$3,256,000	\$2,134,000	
Market Value per SqFt	\$94.40	\$106.34	\$85.36	
Distance from Condominium in miles		0.78	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01542-7501	4-01584-0013	4-03169-0021	
Condominium Section	0477-R1			
Address	82 QUEENS BOULEVARD	46 88 STREET	99 67 ROAD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D3-ELEVATOR	
Total Units	8	17	29	
Year Built	2006	2004	2001	
Gross SqFt	9,563	15,050	22,662	
Estimated Gross Income	\$242,326	\$339,038	\$637,733	
Gross Income per SqFt	\$25.34	\$22.53	\$28.14	
Estimated Expense	\$81,286	\$125,621	\$168,204	
Expense SqFt	\$8.50	\$8.35	\$7.42	
Net Operating Income	\$161,040	\$213,417	\$469,529	
Full Market Value	\$1,095,002	\$1,560,000	\$3,379,000	
Market Value per SqFt	\$114.50	\$103.65	\$149.10	
Distance from Condominium in miles		0.33	1.68	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01544-7501	4-01584-0013	4-02474-0010	
Condominium Section	0394-R1			
Address	83 CORNISH AVENUE	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	8	17	77	
Year Built	1998	2004	1963	
Gross SqFt	8,610	15,050	68,440	
Estimated Gross Income	\$154,980	\$339,038	\$987,403	
Gross Income per SqFt	\$18.00	\$22.53	\$14.43	
Estimated Expense	\$58,548	\$125,621	\$358,765	
Expense SqFt	\$6.80	\$8.35	\$5.24	
Net Operating Income	\$96,432	\$213,417	\$628,638	
Full Market Value	\$673,998	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$78.28	\$103.65	\$47.90	
Distance from Condominium in miles		0.22	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01565-7501	4-01304-0021	4-01305-0001	
Condominium Section	0724-R1			
Address	91 WHITNEY AVENUE	40 72 STREET	73 73 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	50	40	
Year Built	2010	1965	1950	
Gross SqFt	19,060	30,618	25,000	
Estimated Gross Income	\$425,419	\$738,448	\$541,483	
Gross Income per SqFt	\$22.32	\$24.12	\$21.66	
Estimated Expense	\$110,929	\$291,064	\$250,346	
Expense SqFt	\$5.82	\$9.51	\$10.01	
Net Operating Income	\$314,490	\$447,384	\$291,137	
Full Market Value	\$2,293,999	\$3,256,000	\$2,134,000	
Market Value per SqFt	\$120.36	\$106.34	\$85.36	
Distance from Condominium in miles		1.01	0.95	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01580-7501	4-01584-0013	4-02474-0010	
Condominium Section	0531-R1			
Address	83 BROADWAY	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	RR-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	14	17	77	
Year Built	2006	2004	1963	
Gross SqFt	8,400	15,050	68,440	
Estimated Gross Income	\$184,800	\$339,038	\$987,403	
Gross Income per SqFt	\$22.00	\$22.53	\$14.43	
Estimated Expense	\$57,120	\$125,621	\$358,765	
Expense SqFt	\$6.80	\$8.35	\$5.24	
Net Operating Income	\$127,680	\$213,417	\$628,638	
Full Market Value	\$868,000	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$103.33	\$103.65	\$47.90	
Distance from Condominium in miles		0.11	0.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01611-7501	4-01584-0013	4-02474-0010	4-03173-0022
Condominium Section	0161-R1			
Address	41 97 PLACE	46 88 STREET	51 VAN KLEECK STREET	102 QUEENS BOULEVARD
Neighborhood	CORONA	ELMHURST	ELMHURST	REGO PARK
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	17	77	21
Year Built	1987	2004	1963	2002
Gross SqFt	9,424	15,050	68,440	20,000
Estimated Gross Income	\$160,208	\$339,038	\$987,403	\$518,012
Gross Income per SqFt	\$17.00	\$22.53	\$14.43	\$25.90
Estimated Expense	\$78,690	\$125,621	\$358,765	\$150,341
Expense SqFt	\$8.35	\$8.35	\$5.24	\$7.52
Net Operating Income	\$81,518	\$213,417	\$628,638	\$367,671
Full Market Value	\$525,810	\$1,560,000	\$3,278,000	\$2,189,000
Market Value per SqFt	\$55.79	\$103.65	\$47.90	\$109.45
Distance from Condominium in miles		0.60	1.04	1.74

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01617-7501	4-02474-0010	4-03169-0021	
Condominium Section	0321-R1			
Address	99 43 AVENUE	51 VAN KLEECK STREET	99 67 ROAD	
Neighborhood	CORONA	ELMHURST	REGO PARK	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	8	77	29	
Year Built	1988	1963	2001	
Gross SqFt	4,900	68,440	22,662	
Estimated Gross Income	\$83,300	\$987,403	\$637,733	
Gross Income per SqFt	\$17.00	\$14.43	\$28.14	
Estimated Expense	\$31,017	\$358,765	\$168,204	
Expense SqFt	\$6.33	\$5.24	\$7.42	
Net Operating Income	\$52,283	\$628,638	\$469,529	
Full Market Value	\$348,000	\$3,278,000	\$3,379,000	
Market Value per SqFt	\$71.02	\$47.90	\$149.10	
Distance from Condominium in miles		1.18	1.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01617-7502	4-01584-0013	4-02474-0010	
Condominium Section	0324-R1			
Address	99 43 AVENUE	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	CORONA	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	8	17	77	
Year Built	1988	2004	1963	
Gross SqFt	4,900	15,050	68,440	
Estimated Gross Income	\$83,300	\$339,038	\$987,403	
Gross Income per SqFt	\$17.00	\$22.53	\$14.43	
Estimated Expense	\$33,320	\$125,621	\$358,765	
Expense SqFt	\$6.80	\$8.35	\$5.24	
Net Operating Income	\$49,980	\$213,417	\$628,638	
Full Market Value	\$333,001	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$67.96	\$103.65	\$47.90	
Distance from Condominium in miles		0.75	1.18	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01741-7501	4-02011-0036	4-02004-0043	
Condominium Section	0485-R1			
Address	100 37 AVENUE	110 CORONA AVENUE	48 111 STREET	
Neighborhood	CORONA	CORONA	CORONA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	10	18	22	
Year Built	2004	2001	1988	
Gross SqFt	9,850	11,000	18,000	
Estimated Gross Income	\$168,829	\$226,917	\$245,700	
Gross Income per SqFt	\$17.14	\$20.63	\$13.65	
Estimated Expense	\$61,957	\$60,278	\$127,620	
Expense SqFt	\$6.29	\$5.48	\$7.09	
Net Operating Income	\$106,872	\$166,639	\$118,080	
Full Market Value	\$737,000	\$1,110,000	\$781,000	
Market Value per SqFt	\$74.82	\$100.91	\$43.39	
Distance from Condominium in miles		1.15	0.83	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01747-7501	4-01610-0046	4-01753-0063	4-01966-0036
Condominium Section	0600-R1			
Address	35 105 STREET	100 40 ROAD	109 37 AVENUE	57 VAN DOREN STREET
Neighborhood	CORONA	CORONA	CORONA	CORONA
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	19	36	14
Year Built	2006	1928	1963	1972
Gross SqFt	10,000	11,480	14,895	4,948
Estimated Gross Income	\$218,800	\$212,495	\$329,517	\$129,606
Gross Income per SqFt	\$21.88	\$18.51	\$22.12	\$26.19
Estimated Expense	\$60,000	\$101,942	\$177,328	\$34,490
Expense SqFt	\$6.00	\$8.88	\$11.91	\$6.97
Net Operating Income	\$158,800	\$110,553	\$152,189	\$95,116
Full Market Value	\$1,087,000	\$683,000	\$1,114,000	\$688,000
Market Value per SqFt	\$108.70	\$59.49	\$74.79	\$139.05
Distance from Condominium in miles		0.44	0.22	1.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01766-7501	4-01584-0013	4-03173-0022	
Condominium Section	0571-R1			
Address	100 39 AVENUE	46 88 STREET	102 QUEENS BOULEVARD	
Neighborhood	CORONA	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	27	17	21	
Year Built	2006	2004	2002	
Gross SqFt	18,569	15,050	20,000	
Estimated Gross Income	\$449,741	\$339,038	\$518,012	
Gross Income per SqFt	\$24.22	\$22.53	\$25.90	
Estimated Expense	\$157,837	\$125,621	\$150,341	
Expense SqFt	\$8.50	\$8.35	\$7.52	
Net Operating Income	\$291,904	\$213,417	\$367,671	
Full Market Value	\$1,991,001	\$1,560,000	\$2,189,000	
Market Value per SqFt	\$107.22	\$103.65	\$109.45	
Distance from Condominium in miles		0.87	1.98	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01773-7501	4-01584-0013	4-05019-0100	
Condominium Section	0622-R1			
Address	37 107 STREET	46 88 STREET	136 41 AVENUE	
Neighborhood	CORONA	ELMHURST	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	33	17	8	
Year Built	2007	2004	1999	
Gross SqFt	20,329	15,050	7,650	
Estimated Gross Income	\$509,648	\$339,038	\$210,135	
Gross Income per SqFt	\$25.07	\$22.53	\$27.47	
Estimated Expense	\$162,632	\$125,621	\$37,124	
Expense SqFt	\$8.00	\$8.35	\$4.85	
Net Operating Income	\$347,016	\$213,417	\$173,011	
Full Market Value	\$2,392,000	\$1,560,000	\$1,996,000	
Market Value per SqFt	\$117.66	\$103.65	\$260.92	
Distance from Condominium in miles		1.16	1.77	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01774-7501	4-01750-0001	4-01610-0046	
Condominium Section	0642-R1			
Address	104 37 DRIVE	34 108 STREET	100 40 ROAD	
Neighborhood	CORONA	CORONA	CORONA	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	8	19	
Year Built	2008	1987	1928	
Gross SqFt	11,288	4,840	11,480	
Estimated Gross Income	\$205,667	\$68,244	\$212,495	
Gross Income per SqFt	\$18.22	\$14.10	\$18.51	
Estimated Expense	\$84,660		\$101,942	
Expense SqFt	\$7.50		\$8.88	
Net Operating Income	\$121,007	\$68,244	\$110,553	
Full Market Value	\$1,321,998	\$597,000	\$683,000	
Market Value per SqFt	\$117.12	\$123.35	\$59.49	
Distance from Condominium in miles		0.26	0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01775-7501	4-01584-0013	4-05019-0100	
Condominium Section	0469-R1			
Address	104 39 AVENUE	46 88 STREET	136 41 AVENUE	
Neighborhood	CORONA	ELMHURST	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	16	17	8	
Year Built	2005	2004	1999	
Gross SqFt	14,000	15,050	7,650	
Estimated Gross Income	\$350,980	\$339,038	\$210,135	
Gross Income per SqFt	\$25.07	\$22.53	\$27.47	
Estimated Expense	\$112,000	\$125,621	\$37,124	
Expense SqFt	\$8.00	\$8.35	\$4.85	
Net Operating Income	\$238,980	\$213,417	\$173,011	
Full Market Value	\$1,647,000	\$1,560,000	\$1,996,000	
Market Value per SqFt	\$117.64	\$103.65	\$260.92	
Distance from Condominium in miles		1.07	1.81	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01776-7501	4-01584-0013	4-05019-0100	
Condominium Section	0567-R1			
Address	39 108 STREET	46 88 STREET	136 41 AVENUE	
Neighborhood	CORONA	ELMHURST	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	15	17	8	
Year Built	2006	2004	1999	
Gross SqFt	11,925	15,050	7,650	
Estimated Gross Income	\$298,960	\$339,038	\$210,135	
Gross Income per SqFt	\$25.07	\$22.53	\$27.47	
Estimated Expense	\$95,400	\$125,621	\$37,124	
Expense SqFt	\$8.00	\$8.35	\$4.85	
Net Operating Income	\$203,560	\$213,417	\$173,011	
Full Market Value	\$981,204	\$1,560,000	\$1,996,000	
Market Value per SqFt	\$82.28	\$103.65	\$260.92	
Distance from Condominium in miles		1.06	1.81	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01779-7501	4-01584-0013	4-05019-0100	
Condominium Section	0452-R1			
Address	38 108 STREET	46 88 STREET	136 41 AVENUE	
Neighborhood	CORONA	ELMHURST	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	87	17	8	
Year Built	2005	2004	1999	
Gross SqFt	78,190	15,050	7,650	
Estimated Gross Income	\$1,960,223	\$339,038	\$210,135	
Gross Income per SqFt	\$25.07	\$22.53	\$27.47	
Estimated Expense	\$742,805	\$125,621	\$37,124	
Expense SqFt	\$9.50	\$8.35	\$4.85	
Net Operating Income	\$1,217,418	\$213,417	\$173,011	
Full Market Value	\$8,390,999	\$1,560,000	\$1,996,000	
Market Value per SqFt	\$107.32	\$103.65	\$260.92	
Distance from Condominium in miles		1.23	1.65	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01781-7501	4-01986-0001	4-01610-0046	
Condominium Section	0426-R1			
Address	118 37 AVENUE	104 42 AVENUE	100 40 ROAD	
Neighborhood	CORONA	CORONA	CORONA	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	24	39	19	
Year Built	2002	1935	1928	
Gross SqFt	21,312	28,000	11,480	
Estimated Gross Income	\$383,616	\$502,044	\$212,495	
Gross Income per SqFt	\$18.00	\$17.93	\$18.51	
Estimated Expense	\$170,496	\$247,529	\$101,942	
Expense SqFt	\$8.00	\$8.84	\$8.88	
Net Operating Income	\$213,120	\$254,515	\$110,553	
Full Market Value	\$1,353,001	\$1,562,000	\$683,000	
Market Value per SqFt	\$63.49	\$55.79	\$59.49	
Distance from Condominium in miles		0.40	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01781-7502	4-01584-0013	4-05019-0100	
Condominium Section	0617-R1			
Address	111 37 AVENUE	46 88 STREET	136 41 AVENUE	
Neighborhood	CORONA	ELMHURST	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	18	17	8	
Year Built	2008	2004	1999	
Gross SqFt	24,344	15,050	7,650	
Estimated Gross Income	\$610,304	\$339,038	\$210,135	
Gross Income per SqFt	\$25.07	\$22.53	\$27.47	
Estimated Expense	\$206,924	\$125,621	\$37,124	
Expense SqFt	\$8.50	\$8.35	\$4.85	
Net Operating Income	\$403,380	\$213,417	\$173,011	
Full Market Value	\$2,928,999	\$1,560,000	\$1,996,000	
Market Value per SqFt	\$120.32	\$103.65	\$260.92	
Distance from Condominium in miles		1.36	1.53	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01837-7501	4-01842-0031	4-01581-0014	4-01581-0028
Condominium Section	0333-R1			
Address	88 51 AVENUE	87 JUSTICE AVENUE	86 DONGAN AVENUE	86 ST JAMES AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	109	83	125
Year Built	1959	1962	1932	1963
Gross SqFt	64,938	107,010	64,509	116,538
Estimated Gross Income	\$882,507	\$1,443,059	\$1,088,957	\$1,583,776
Gross Income per SqFt	\$13.59	\$13.49	\$16.88	\$13.59
Estimated Expense	\$474,047	\$593,171	\$494,450	\$851,306
Expense SqFt	\$7.30	\$5.54	\$7.66	\$7.30
Net Operating Income	\$408,460	\$849,888	\$594,507	\$732,470
Full Market Value	\$2,508,008	\$4,884,000	\$4,300,000	\$4,845,000
Market Value per SqFt	\$38.62	\$45.64	\$66.66	\$41.57
Distance from Condominium in miles		0.13	0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01839-7501	4-01584-0013	4-02855-0008	
Condominium Section	0687-R1			
Address	53 90 STREET	46 88 STREET	87 56 AVENUE	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	17	12	
Year Built	2008	2004	1931	
Gross SqFt	9,996	15,050	9,471	
Estimated Gross Income	\$223,411	\$339,038	\$209,916	
Gross Income per SqFt	\$22.35	\$22.53	\$22.16	
Estimated Expense	\$93,563	\$125,621	\$98,080	
Expense SqFt	\$9.36	\$8.35	\$10.36	
Net Operating Income	\$129,848	\$213,417	\$111,836	
Full Market Value	\$951,001	\$1,560,000	\$818,000	
Market Value per SqFt	\$95.14	\$103.65	\$86.37	
Distance from Condominium in miles		0.31	0.25	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01842-7501	4-02474-0010	4-02716-0001	
Condominium Section	0098-R1			
Address	87 JUSTICE AVENUE	51 VAN KLEECK STREET	64 GRAND AVENUE	
Neighborhood	ELMHURST	ELMHURST	MASPETH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	100	77	16	
Year Built	1986	1963	2006	
Gross SqFt	104,150	68,440	28,500	
Estimated Gross Income	\$1,448,727	\$987,403	\$381,330	
Gross Income per SqFt	\$13.91	\$14.43	\$13.38	
Estimated Expense	\$676,975	\$358,765	\$202,065	
Expense SqFt	\$6.50	\$5.24	\$7.09	
Net Operating Income	\$771,752	\$628,638	\$179,265	
Full Market Value	\$4,993,948	\$3,278,000	\$1,189,000	
Market Value per SqFt	\$47.95	\$47.90	\$41.72	
Distance from Condominium in miles		0.31	1.59	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01853-7503	4-01584-0013	4-02474-0010	
Condominium Section	0360-R1			
Address	90 51 AVENUE	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	14	17	77	
Year Built	1989	2004	1963	
Gross SqFt	8,807	15,050	68,440	
Estimated Gross Income	\$140,912	\$339,038	\$987,403	
Gross Income per SqFt	\$16.00	\$22.53	\$14.43	
Estimated Expense	\$70,456	\$125,621	\$358,765	
Expense SqFt	\$8.00	\$8.35	\$5.24	
Net Operating Income	\$70,456	\$213,417	\$628,638	
Full Market Value	\$507,000	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$57.57	\$103.65	\$47.90	
Distance from Condominium in miles		0.27	0.53	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01854-7501	4-01855-0013	4-01854-0076	4-02855-0008
Condominium Section	0307-R1			
Address	90 53 AVENUE	90 53 AVENUE	52 90 STREET	87 56 AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	ELMHURST
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	8	32	15	12
Year Built	1990	1975	1973	1931
Gross SqFt	6,863	16,900	13,000	9,471
Estimated Gross Income	\$92,101	\$262,119	\$187,200	\$209,916
Gross Income per SqFt	\$13.42	\$15.51	\$14.40	\$22.16
Estimated Expense	\$34,315	\$131,144	\$101,140	\$98,080
Expense SqFt	\$5.00	\$7.76	\$7.78	\$10.36
Net Operating Income	\$57,786	\$130,975	\$86,060	\$111,836
Full Market Value	\$373,002	\$897,000	\$596,000	\$818,000
Market Value per SqFt	\$54.35	\$53.08	\$45.85	\$86.37
Distance from Condominium in miles		0.05	0.00	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01855-7501	4-02474-0010	4-01986-0039	
Condominium Section	0454-R1			
Address	53 90 STREET	51 VAN KLEECK STREET	42 108 STREET	
Neighborhood	ELMHURST	ELMHURST	CORONA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	77	77	13	
Year Built	1964	1963	2008	
Gross SqFt	72,000	68,440	12,293	
Estimated Gross Income	\$964,800	\$987,403	\$111,375	
Gross Income per SqFt	\$13.40	\$14.43	\$9.06	
Estimated Expense	\$339,120	\$358,765	\$70,193	
Expense SqFt	\$4.71	\$5.24	\$5.71	
Net Operating Income	\$625,680	\$628,638	\$41,182	
Full Market Value	\$4,000,020	\$3,278,000	\$700,000	
Market Value per SqFt	\$55.56	\$47.90	\$56.94	
Distance from Condominium in miles		0.52	0.99	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01857-7501	4-01584-0013	4-03169-0021	4-03173-0022
Condominium Section	0445-R1			
Address	90 55 AVENUE	46 88 STREET	99 67 ROAD	102 QUEENS BOULEVARD
Neighborhood	ELMHURST	ELMHURST	REGO PARK	REGO PARK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D3-ELEVATOR	D7-ELEVATOR
Total Units	20	17	29	21
Year Built	2004	2004	2001	2002
Gross SqFt	22,536	15,050	22,662	20,000
Estimated Gross Income	\$583,682	\$339,038	\$637,733	\$518,012
Gross Income per SqFt	\$25.90	\$22.53	\$28.14	\$25.90
Estimated Expense	\$225,360	\$125,621	\$168,204	\$150,341
Expense SqFt	\$10.00	\$8.35	\$7.42	\$7.52
Net Operating Income	\$358,322	\$213,417	\$469,529	\$367,671
Full Market Value	\$2,145,002	\$1,560,000	\$3,379,000	\$2,189,000
Market Value per SqFt	\$95.18	\$103.65	\$149.10	\$109.45
Distance from Condominium in miles		0.44	1.27	1.34

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01866-7501	4-01584-0013	4-02474-0010	
Condominium Section	0216-R1			
Address	92 51 AVENUE	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	9	17	77	
Year Built	1988	2004	1963	
Gross SqFt	7,341	15,050	68,440	
Estimated Gross Income	\$110,115	\$339,038	\$987,403	
Gross Income per SqFt	\$15.00	\$22.53	\$14.43	
Estimated Expense	\$49,919	\$125,621	\$358,765	
Expense SqFt	\$6.80	\$8.35	\$5.24	
Net Operating Income	\$60,196	\$213,417	\$628,638	
Full Market Value	\$395,999	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$53.94	\$103.65	\$47.90	
Distance from Condominium in miles		0.34	0.66	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01901-7501	4-02474-0010	4-03173-0022	
Condominium Section	0315-R1			
Address	94 55 AVENUE	51 VAN KLEECK STREET	102 QUEENS BOULEVARD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	9	77	21	
Year Built	1990	1963	2002	
Gross SqFt	7,124	68,440	20,000	
Estimated Gross Income	\$113,984	\$987,403	\$518,012	
Gross Income per SqFt	\$16.00	\$14.43	\$25.90	
Estimated Expense	\$45,451	\$358,765	\$150,341	
Expense SqFt	\$6.38	\$5.24	\$7.52	
Net Operating Income	\$68,533	\$628,638	\$367,671	
Full Market Value	\$466,001	\$3,278,000	\$2,189,000	
Market Value per SqFt	\$65.41	\$47.90	\$109.45	
Distance from Condominium in miles		0.77	1.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01910-7501	4-02474-0010	4-01986-0039	
Condominium Section	0129-R1			
Address	57 JUNCTION BOULEVARD	51 VAN KLEECK STREET	42 108 STREET	
Neighborhood	ELMHURST	ELMHURST	CORONA	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	66	77	13	
Year Built	1961	1963	2008	
Gross SqFt	75,780	68,440	12,293	
Estimated Gross Income	\$928,305	\$987,403	\$111,375	
Gross Income per SqFt	\$12.25	\$14.43	\$9.06	
Estimated Expense	\$356,924	\$358,765	\$70,193	
Expense SqFt	\$4.71	\$5.24	\$5.71	
Net Operating Income	\$571,381	\$628,638	\$41,182	
Full Market Value	\$3,630,000	\$3,278,000	\$700,000	
Market Value per SqFt	\$47.90	\$47.90	\$56.94	
Distance from Condominium in miles		0.80	0.94	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01910-7501	4-01902-0039	4-01918-0105	
Condominium Section	0129-R2			
Address	94 59 AVENUE	56 56 AVENUE	97 HOR HARDING EXPWY SR N	
Neighborhood	ELMHURST	ELMHURST	CORONA	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	132	113	233	
Year Built	1961	1964	1963	
Gross SqFt	151,162	108,120	220,000	
Estimated Gross Income	\$2,151,035	\$1,590,806	\$3,025,800	
Gross Income per SqFt	\$14.23	\$14.71	\$13.75	
Estimated Expense	\$1,209,296	\$662,238	\$1,473,865	
Expense SqFt	\$8.00	\$6.13	\$6.70	
Net Operating Income	\$941,739	\$928,568	\$1,551,935	
Full Market Value	\$6,528,000	\$6,409,000	\$10,242,000	
Market Value per SqFt	\$43.19	\$59.28	\$46.55	
Distance from Condominium in miles		0.10	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01910-7501	4-01902-0039	4-01918-0050	
Condominium Section	0129-R3			
Address	94 60 AVENUE	56 56 AVENUE	96 57 AVENUE	
Neighborhood	ELMHURST	ELMHURST	CORONA	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D6-ELEVATOR	
Total Units	264	113	226	
Year Built	1961	1964	1962	
Gross SqFt	302,236	108,120	246,521	
Estimated Gross Income	\$4,288,729	\$1,590,806	\$3,370,005	
Gross Income per SqFt	\$14.19	\$14.71	\$13.67	
Estimated Expense	\$2,266,770	\$662,238	\$1,724,587	
Expense SqFt	\$7.50	\$6.13	\$7.00	
Net Operating Income	\$2,021,959	\$928,568	\$1,645,418	
Full Market Value	\$3,630,000	\$6,409,000	\$10,874,000	
Market Value per SqFt	\$12.01	\$59.28	\$44.11	
Distance from Condominium in miles		0.15	0.22	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01910-7501	4-02474-0010	4-01986-0039	
Condominium Section	0129-R4			
Address	94 60 AVENUE	51 VAN KLEECK STREET	42 108 STREET	
Neighborhood	ELMHURST	ELMHURST	CORONA	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR	
Total Units	66	77	13	
Year Built	1961	1963	2008	
Gross SqFt	75,693	68,440	12,293	
Estimated Gross Income	\$946,163	\$987,403	\$111,375	
Gross Income per SqFt	\$12.50	\$14.43	\$9.06	
Estimated Expense	\$356,514	\$358,765	\$70,193	
Expense SqFt	\$4.71	\$5.24	\$5.71	
Net Operating Income	\$589,649	\$628,638	\$41,182	
Full Market Value	\$3,630,000	\$3,278,000	\$700,000	
Market Value per SqFt	\$47.96	\$47.90	\$56.94	
Distance from Condominium in miles		0.87	1.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01939-7502	4-01966-0036	4-01753-0063	
Condominium Section	0629-R1			
Address	54 101 STREET	57 VAN DOREN STREET	109 37 AVENUE	
Neighborhood	CORONA	CORONA	CORONA	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	10	14	36	
Year Built	2008	1972	1963	
Gross SqFt	12,000	4,948	14,895	
Estimated Gross Income	\$270,000	\$129,606	\$329,517	
Gross Income per SqFt	\$22.50	\$26.19	\$22.12	
Estimated Expense	\$85,080	\$34,490	\$177,328	
Expense SqFt	\$7.09	\$6.97	\$11.91	
Net Operating Income	\$184,920	\$95,116	\$152,189	
Full Market Value	\$1,320,000	\$688,000	\$1,114,000	
Market Value per SqFt	\$110.00	\$139.05	\$74.79	
Distance from Condominium in miles		0.34	1.05	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01941-7501	4-01584-0013	4-03173-0022	
Condominium Section	0489-R1			
Address	102 LEWIS AVENUE	46 88 STREET	102 QUEENS BOULEVARD	
Neighborhood	CORONA	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	40	17	21	
Year Built	2004	2004	2002	
Gross SqFt	35,706	15,050	20,000	
Estimated Gross Income	\$864,799	\$339,038	\$518,012	
Gross Income per SqFt	\$24.22	\$22.53	\$25.90	
Estimated Expense	\$303,501	\$125,621	\$150,341	
Expense SqFt	\$8.50	\$8.35	\$7.52	
Net Operating Income	\$561,298	\$213,417	\$367,671	
Full Market Value	\$4,084,000	\$1,560,000	\$2,189,000	
Market Value per SqFt	\$114.38	\$103.65	\$109.45	
Distance from Condominium in miles		0.98	1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01955-7501	4-03173-0022	4-01584-0013	4-02474-0010
Condominium Section	0367-R1			
Address	54 108 STREET	102 QUEENS BOULEVARD	46 88 STREET	51 VAN KLEECK STREET
Neighborhood	CORONA	REGO PARK	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	29	21	17	77
Year Built	1992	2002	2004	1963
Gross SqFt	25,040	20,000	15,050	68,440
Estimated Gross Income	\$413,160	\$518,012	\$339,038	\$987,403
Gross Income per SqFt	\$16.50	\$25.90	\$22.53	\$14.43
Estimated Expense	\$209,084	\$150,341	\$125,621	\$358,765
Expense SqFt	\$8.35	\$7.52	\$8.35	\$5.24
Net Operating Income	\$204,076	\$367,671	\$213,417	\$628,638
Full Market Value	\$1,360,003	\$2,189,000	\$1,560,000	\$3,278,000
Market Value per SqFt	\$54.31	\$109.45	\$103.65	\$47.90
Distance from Condominium in miles		1.18	1.19	1.51

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-01993-7501	4-01584-0013	4-03173-0022	4-03169-0021
Condominium Section	0502-R1			
Address	106 50 AVENUE	46 88 STREET	102 QUEENS BOULEVARD	99 67 ROAD
Neighborhood	CORONA	ELMHURST	REGO PARK	REGO PARK
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	24	17	21	29
Year Built	2004	2004	2002	2001
Gross SqFt	16,136	15,050	20,000	22,662
Estimated Gross Income	\$417,922	\$339,038	\$518,012	\$637,733
Gross Income per SqFt	\$25.90	\$22.53	\$25.90	\$28.14
Estimated Expense	\$153,292	\$125,621	\$150,341	\$168,204
Expense SqFt	\$9.50	\$8.35	\$7.52	\$7.42
Net Operating Income	\$264,630	\$213,417	\$367,671	\$469,529
Full Market Value	\$1,799,001	\$1,560,000	\$2,189,000	\$3,379,000
Market Value per SqFt	\$111.49	\$103.65	\$109.45	\$149.10
Distance from Condominium in miles		1.08	1.39	1.41

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02075-7501	4-03085-0008	4-03100-0014	
Condominium Section	0143-R1			
Address	92 QUEENS BOULEVARD	64 SAUNDERS STREET	65 WETHEROLE STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	112	150	144	
Year Built	1985	1950	1963	
Gross SqFt	137,200	127,152	144,444	
Estimated Gross Income	\$2,195,200	\$2,056,048	\$2,547,992	
Gross Income per SqFt	\$16.00	\$16.17	\$17.64	
Estimated Expense	\$891,800	\$986,700	\$1,273,996	
Expense SqFt	\$6.50	\$7.76	\$8.82	
Net Operating Income	\$1,303,400	\$1,069,348	\$1,273,996	
Full Market Value	\$7,907,973	\$7,283,000	\$9,189,000	
Market Value per SqFt	\$57.64	\$57.28	\$63.62	
Distance from Condominium in miles		0.47	0.63	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02082-7501	4-02474-0010	4-01584-0013	4-02265-0114
Condominium Section	0229-R1			
Address	62 97 PLACE	51 VAN KLEECK STREET	46 88 STREET	113 76 ROAD
Neighborhood	REGO PARK	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	206	77	17	8
Year Built	1988	1963	2004	1998
Gross SqFt	190,498	68,440	15,050	7,112
Estimated Gross Income	\$3,028,918	\$987,403	\$339,038	\$112,513
Gross Income per SqFt	\$15.90	\$14.43	\$22.53	\$15.82
Estimated Expense	\$1,619,233	\$358,765	\$125,621	\$70,676
Expense SqFt	\$8.50	\$5.24	\$8.35	\$9.94
Net Operating Income	\$1,409,685	\$628,638	\$213,417	\$41,837
Full Market Value	\$8,480,988	\$3,278,000	\$1,560,000	\$1,181,000
Market Value per SqFt	\$44.52	\$47.90	\$103.65	\$166.06
Distance from Condominium in miles		1.07	0.97	1.74

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02090-7501	4-02098-0018	4-02107-0024	
Condominium Section	0322-R1			
Address	97 63 DRIVE	63 98 PLACE	99 62 AVENUE	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	66	62	
Year Built	1992	1980	1964	
Gross SqFt	51,254	66,962	55,300	
Estimated Gross Income	\$820,064	\$1,139,374	\$1,047,654	
Gross Income per SqFt	\$16.00	\$17.02	\$18.94	
Estimated Expense	\$389,018	\$460,422	\$409,286	
Expense SqFt	\$7.59	\$6.88	\$7.40	
Net Operating Income	\$431,046	\$678,952	\$638,368	
Full Market Value	\$2,816,003	\$4,103,000	\$2,673,000	
Market Value per SqFt	\$54.94	\$61.27	\$48.34	
Distance from Condominium in miles		0.11	0.36	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02099-7501	4-03173-0022	4-01584-0013	
Condominium Section	0457-R1			
Address	63 99 STREET	102 QUEENS BOULEVARD	46 88 STREET	
Neighborhood	REGO PARK	REGO PARK	ELMHURST	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	
Total Units	32	21	17	
Year Built	1999	2002	2004	
Gross SqFt	30,520	20,000	15,050	
Estimated Gross Income	\$586,594	\$518,012	\$339,038	
Gross Income per SqFt	\$19.22	\$25.90	\$22.53	
Estimated Expense	\$244,160	\$150,341	\$125,621	
Expense SqFt	\$8.00	\$7.52	\$8.35	
Net Operating Income	\$342,434	\$367,671	\$213,417	
Full Market Value	\$2,207,992	\$2,189,000	\$1,560,000	
Market Value per SqFt	\$72.35	\$109.45	\$103.65	
Distance from Condominium in miles		0.58	1.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02111-7501	4-02102-0001	4-02107-0024	
Condominium Section	0729-R1			
Address	99 63 DRIVE	64 98 STREET	99 62 AVENUE	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	546	302	62	
Year Built	1952	1938	1964	
Gross SqFt	460,765	312,876	55,300	
Estimated Gross Income	\$7,833,005	\$4,430,358	\$1,047,654	
Gross Income per SqFt	\$17.00	\$14.16	\$18.94	
Estimated Expense	\$3,004,188	\$1,923,485	\$409,286	
Expense SqFt	\$6.52	\$6.15	\$7.40	
Net Operating Income	\$4,828,817	\$2,506,873	\$638,368	
Full Market Value	\$33,984,000	\$17,386,000	\$2,673,000	
Market Value per SqFt	\$73.76	\$55.57	\$48.34	
Distance from Condominium in miles		0.19	0.21	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02112-7501	4-02113-0034	4-02098-0018	
Condominium Section	0061-R1			
Address	63 102 STREET	99 64 AVENUE	63 98 PLACE	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	139	132	66	
Year Built	1949	1952	1980	
Gross SqFt	132,000	119,985	66,962	
Estimated Gross Income	\$1,904,760	\$1,653,282	\$1,139,374	
Gross Income per SqFt	\$14.43	\$13.78	\$17.02	
Estimated Expense	\$990,000	\$830,380	\$460,422	
Expense SqFt	\$7.50	\$6.92	\$6.88	
Net Operating Income	\$914,760	\$822,902	\$678,952	
Full Market Value	\$5,937,012	\$4,895,000	\$4,103,000	
Market Value per SqFt	\$44.98	\$40.80	\$61.27	
Distance from Condominium in miles		0.05	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02116-7501	4-03173-0022	4-03169-0021	4-01584-0013
Condominium Section	0589-R1			
Address	99 66 AVENUE	102 QUEENS BOULEVARD	99 67 ROAD	46 88 STREET
Neighborhood	REGO PARK	REGO PARK	REGO PARK	ELMHURST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	C1-WALK-UP
Total Units	22	21	29	17
Year Built	2006	2002	2001	2004
Gross SqFt	54,420	20,000	22,662	15,050
Estimated Gross Income	\$1,409,478	\$518,012	\$637,733	\$339,038
Gross Income per SqFt	\$25.90	\$25.90	\$28.14	\$22.53
Estimated Expense	\$489,780	\$150,341	\$168,204	\$125,621
Expense SqFt	\$9.00	\$7.52	\$7.42	\$8.35
Net Operating Income	\$919,698	\$367,671	\$469,529	\$213,417
Full Market Value	\$6,294,998	\$2,189,000	\$3,379,000	\$1,560,000
Market Value per SqFt	\$115.67	\$109.45	\$149.10	\$103.65
Distance from Condominium in miles		0.31	0.32	1.49

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02118-7501	4-03171-0001	4-02136-0013	4-03173-0013
Condominium Section	0334-R1			
Address	99 66 ROAD	101 BOOTH STREET	102 67 DRIVE	101 67 DRIVE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS	REGO PARK
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	489	62	81	61
Year Built	1952	1954	1960	1949
Gross SqFt	418,980	61,242	70,000	70,910
Estimated Gross Income	\$6,665,972	\$930,184	\$1,113,986	\$1,130,670
Gross Income per SqFt	\$15.91	\$15.19	\$15.91	\$15.95
Estimated Expense	\$3,142,350	\$261,496	\$426,593	\$452,085
Expense SqFt	\$7.50	\$4.27	\$6.09	\$6.38
Net Operating Income	\$3,523,622	\$668,688	\$687,393	\$678,585
Full Market Value	\$17,300,000	\$3,256,000	\$4,692,000	\$4,631,000
Market Value per SqFt	\$41.29	\$53.17	\$67.03	\$65.31
Distance from Condominium in miles		0.15	0.19	0.22

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02119-7501	4-02265-0114	4-02474-0010	
Condominium Section	0183-R1			
Address	100 QUEENS BOULEVARD	113 76 ROAD	51 VAN KLEECK STREET	
Neighborhood	REGO PARK	FOREST HILLS	ELMHURST	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	157	8	77	
Year Built	1959	1998	1963	
Gross SqFt	148,800	7,112	68,440	
Estimated Gross Income	\$2,257,296	\$112,513	\$987,403	
Gross Income per SqFt	\$15.17	\$15.82	\$14.43	
Estimated Expense	\$1,041,600	\$70,676	\$358,765	
Expense SqFt	\$7.00	\$9.94	\$5.24	
Net Operating Income	\$1,215,696	\$41,837	\$628,638	
Full Market Value	\$7,818,005	\$1,181,000	\$3,278,000	
Market Value per SqFt	\$52.54	\$166.06	\$47.90	
Distance from Condominium in miles		1.10	1.65	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02149-7501	4-03173-0022	4-03169-0021	4-01584-0013
Condominium Section	0616-R1			
Address	64 YELLOWSTONE BOULEVARD	102 QUEENS BOULEVARD	99 67 ROAD	46 88 STREET
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	ELMHURST
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	C1-WALK-UP
Total Units	105	21	29	17
Year Built	2006	2002	2001	2004
Gross SqFt	159,968	20,000	22,662	15,050
Estimated Gross Income	\$4,143,171	\$518,012	\$637,733	\$339,038
Gross Income per SqFt	\$25.90	\$25.90	\$28.14	\$22.53
Estimated Expense	\$1,519,696	\$150,341	\$168,204	\$125,621
Expense SqFt	\$9.50	\$7.52	\$7.42	\$8.35
Net Operating Income	\$2,623,475	\$367,671	\$469,529	\$213,417
Full Market Value	\$17,835,995	\$2,189,000	\$3,379,000	\$1,560,000
Market Value per SqFt	\$111.50	\$109.45	\$149.10	\$103.65
Distance from Condominium in miles		0.51	0.57	1.52

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02166-7501	4-03155-0019	4-03169-0021	
Condominium Section	0704-R1			
Address	108 63 AVENUE	66 AUSTIN STREET	99 67 ROAD	
Neighborhood	FOREST HILLS	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	12	66	29	
Year Built	2009	1998	2001	
Gross SqFt	10,580	57,600	22,662	
Estimated Gross Income	\$285,660	\$1,416,334	\$637,733	
Gross Income per SqFt	\$27.00	\$24.59	\$28.14	
Estimated Expense	\$89,930	\$451,289	\$168,204	
Expense SqFt	\$8.50	\$7.83	\$7.42	
Net Operating Income	\$195,730	\$965,045	\$469,529	
Full Market Value	\$1,417,000	\$7,015,000	\$3,379,000	
Market Value per SqFt	\$133.93	\$121.79	\$149.10	
Distance from Condominium in miles		0.90	0.80	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02186-7501	4-02185-0011	4-02185-0040	
Condominium Section	0172-R1			
Address	110 65 AVENUE	110 64 ROAD	110 65 AVENUE	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	20	28	28	
Year Built	1951	1950	1950	
Gross SqFt	22,736	26,306	26,306	
Estimated Gross Income	\$352,408	\$428,525	\$454,831	
Gross Income per SqFt	\$15.50	\$16.29	\$17.29	
Estimated Expense	\$173,021	\$205,713	\$227,547	
Expense SqFt	\$7.61	\$7.82	\$8.65	
Net Operating Income	\$179,387	\$222,812	\$227,284	
Full Market Value	\$1,237,996	\$1,516,000	\$1,641,000	
Market Value per SqFt	\$54.45	\$57.63	\$62.38	
Distance from Condominium in miles		0.10	0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02220-7501	4-09669-0012	4-09712-0146	
Condominium Section	0590-R1			
Address	69 108 STREET	135 COOLIDGE AVENUE	141 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	103	42	49	
Year Built	1955	2003	2003	
Gross SqFt	119,194	43,099	53,580	
Estimated Gross Income	\$2,150,260	\$784,534	\$1,024,732	
Gross Income per SqFt	\$18.04	\$18.20	\$19.13	
Estimated Expense	\$1,072,746	\$159,365	\$234,683	
Expense SqFt	\$9.00	\$3.70	\$4.38	
Net Operating Income	\$1,077,514	\$625,169	\$790,049	
Full Market Value	\$6,993,005	\$4,500,000	\$5,130,000	
Market Value per SqFt	\$58.67	\$104.41	\$95.74	
Distance from Condominium in miles		1.31	1.81	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02224-7501	4-09669-0012	4-09712-0146	
Condominium Section	0075-R1			
Address	109 71 ROAD	135 COOLIDGE AVENUE	141 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	73	42	49	
Year Built	1960	2003	2003	
Gross SqFt	57,269	43,099	53,580	
Estimated Gross Income	\$1,033,133	\$784,534	\$1,024,732	
Gross Income per SqFt	\$18.04	\$18.20	\$19.13	
Estimated Expense	\$515,421	\$159,365	\$234,683	
Expense SqFt	\$9.00	\$3.70	\$4.38	
Net Operating Income	\$517,712	\$625,169	\$790,049	
Full Market Value	\$3,146,014	\$4,500,000	\$5,130,000	
Market Value per SqFt	\$54.93	\$104.41	\$95.74	
Distance from Condominium in miles		1.17	1.66	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02239-7501	4-02238-0019	4-03234-0051	
Condominium Section	0177-R1			
Address	111 QUEENS BOULEVARD	72 112 STREET	68 BURNS STREET	
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	120	118	228	
Year Built	1966	1939	1929	
Gross SqFt	144,310	137,500	174,480	
Estimated Gross Income	\$2,624,999	\$2,270,096	\$3,520,549	
Gross Income per SqFt	\$18.19	\$16.51	\$20.18	
Estimated Expense	\$1,298,790	\$784,152	\$1,461,326	
Expense SqFt	\$9.00	\$5.70	\$8.38	
Net Operating Income	\$1,326,209	\$1,485,944	\$2,059,223	
Full Market Value	\$6,919,000	\$8,129,000	\$14,718,000	
Market Value per SqFt	\$47.95	\$59.12	\$84.35	
Distance from Condominium in miles		0.05	0.59	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02264-7501	4-09669-0012	4-09712-0146	
Condominium Section	0339-R1			
Address	112 QUEENS BOULEVARD	135 COOLIDGE AVENUE	141 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	226	42	49	
Year Built	1991	2003	2003	
Gross SqFt	282,298	43,099	53,580	
Estimated Gross Income	\$5,180,168	\$784,534	\$1,024,732	
Gross Income per SqFt	\$18.35	\$18.20	\$19.13	
Estimated Expense	\$1,976,086	\$159,365	\$234,683	
Expense SqFt	\$7.00	\$3.70	\$4.38	
Net Operating Income	\$3,204,082	\$625,169	\$790,049	
Full Market Value	\$23,051,005	\$4,500,000	\$5,130,000	
Market Value per SqFt	\$81.65	\$104.41	\$95.74	
Distance from Condominium in miles		0.76	1.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02264-7502	4-02265-0086	4-03340-0044	4-03340-0052
Condominium Section	0354-R1			
Address	75 113 STREET	75 GRND CNTRL PARKWAY SR	111 76 ROAD	111 76 ROAD
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	8	39	61	60
Year Built	1990	1964	1939	1939
Gross SqFt	5,480	20,220	52,182	53,455
Estimated Gross Income	\$91,790	\$286,662	\$873,936	\$928,106
Gross Income per SqFt	\$16.75	\$14.18	\$16.75	\$17.36
Estimated Expense	\$32,880	\$105,428	\$252,460	\$316,087
Expense SqFt	\$6.00	\$5.21	\$4.84	\$5.91
Net Operating Income	\$58,910	\$181,234	\$621,476	\$612,019
Full Market Value	\$414,998	\$1,232,000	\$3,179,000	\$4,350,000
Market Value per SqFt	\$75.73	\$60.93	\$60.92	\$81.38
Distance from Condominium in miles		0.06	0.12	0.12

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02267-7501	4-03359-0011	4-09669-0012	4-09712-0178
Condominium Section	0342-R1			
Address	76 113 STREET	123 82 AVENUE	135 COOLIDGE AVENUE	142 84 DRIVE
Neighborhood	FLUSHING MEADOW PARK	KEW GARDENS	BRIARWOOD	BRIARWOOD
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	28	18	42	11
Year Built	1990	1996	2003	2006
Gross SqFt	32,000	12,905	43,099	18,821
Estimated Gross Income	\$571,840	\$230,663	\$784,534	\$325,000
Gross Income per SqFt	\$17.87	\$17.87	\$18.20	\$17.27
Estimated Expense	\$296,000	\$99,229	\$159,365	\$88,678
Expense SqFt	\$9.25	\$7.69	\$3.70	\$4.71
Net Operating Income	\$275,840	\$131,434	\$625,169	\$236,322
Full Market Value	\$1,874,997	\$945,000	\$4,500,000	\$1,706,000
Market Value per SqFt	\$58.59	\$73.23	\$104.41	\$90.64
Distance from Condominium in miles		0.47	0.61	1.09

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02313-7501	4-00673-0038	4-01584-0013	4-00652-0011
Condominium Section	0392-R1			
Address	58 QUEENS BOULEVARD	41 STREET	46 88 STREET	25 36 STREET
Neighborhood	WOODSIDE	ASTORIA	ELMHURST	ASTORIA
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	122	17	17	8
Year Built	1998	2004	2004	2007
Gross SqFt	132,550	17,805	15,050	6,875
Estimated Gross Income	\$2,843,198	\$328,680	\$339,038	\$147,484
Gross Income per SqFt	\$21.45	\$18.46	\$22.53	\$21.45
Estimated Expense	\$1,292,363	\$157,752	\$125,621	\$78,834
Expense SqFt	\$9.75	\$8.86	\$8.35	\$11.47
Net Operating Income	\$1,550,835	\$170,928	\$213,417	\$68,650
Full Market Value	\$10,543,000	\$1,229,000	\$1,560,000	\$1,401,000
Market Value per SqFt	\$79.54	\$69.03	\$103.65	\$203.78
Distance from Condominium in miles		1.25	1.59	1.88

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02383-7501	4-02716-0001	4-01584-0013	
Condominium Section	0154-R1			
Address	65 52 AVENUE	64 GRAND AVENUE	46 88 STREET	
Neighborhood	MASPETH	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	17	16	17	
Year Built	1987	2006	2004	
Gross SqFt	17,400	28,500	15,050	
Estimated Gross Income	\$312,504	\$381,330	\$339,038	
Gross Income per SqFt	\$17.96	\$13.38	\$22.53	
Estimated Expense	\$174,000	\$202,065	\$125,621	
Expense SqFt	\$10.00	\$7.09	\$8.35	
Net Operating Income	\$138,504	\$179,265	\$213,417	
Full Market Value	\$803,996	\$1,189,000	\$1,560,000	
Market Value per SqFt	\$46.21	\$41.72	\$103.65	
Distance from Condominium in miles		0.72	1.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02467-7502	4-02474-0010	4-01584-0013	4-02716-0001
Condominium Section	0519-R1			
Address	79 CALAMUS AVENUE	51 VAN KLEECK STREET	46 88 STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	14	77	17	16
Year Built	1990	1963	2004	2006
Gross SqFt	14,013	68,440	15,050	28,500
Estimated Gross Income	\$238,221	\$987,403	\$339,038	\$381,330
Gross Income per SqFt	\$17.00	\$14.43	\$22.53	\$13.38
Estimated Expense	\$73,428	\$358,765	\$125,621	\$202,065
Expense SqFt	\$5.24	\$5.24	\$8.35	\$7.09
Net Operating Income	\$164,793	\$628,638	\$213,417	\$179,265
Full Market Value	\$1,119,997	\$3,278,000	\$1,560,000	\$1,189,000
Market Value per SqFt	\$79.93	\$47.90	\$103.65	\$41.72
Distance from Condominium in miles		0.22	0.65	1.12

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02474-7501	4-01584-0013	4-03173-0022	
Condominium Section	0480-R1			
Address	81 QUEENS BOULEVARD	46 88 STREET	102 QUEENS BOULEVARD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	30	17	21	
Year Built	2004	2004	2002	
Gross SqFt	24,285	15,050	20,000	
Estimated Gross Income	\$588,183	\$339,038	\$518,012	
Gross Income per SqFt	\$24.22	\$22.53	\$25.90	
Estimated Expense	\$192,823	\$125,621	\$150,341	
Expense SqFt	\$7.94	\$8.35	\$7.52	
Net Operating Income	\$395,360	\$213,417	\$367,671	
Full Market Value	\$2,725,001	\$1,560,000	\$2,189,000	
Market Value per SqFt	\$112.21	\$103.65	\$109.45	
Distance from Condominium in miles		0.46	1.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02476-7501	4-02474-0010	4-02716-0001	
Condominium Section	0145-R1			
Address	51 GOLDSMITH STREET	51 VAN KLEECK STREET	64 GRAND AVENUE	
Neighborhood	ELMHURST	ELMHURST	MASPETH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C7-WALK-UP	
Total Units	62	77	16	
Year Built	1962	1963	2006	
Gross SqFt	51,341	68,440	28,500	
Estimated Gross Income	\$714,153	\$987,403	\$381,330	
Gross Income per SqFt	\$13.91	\$14.43	\$13.38	
Estimated Expense	\$333,717	\$358,765	\$202,065	
Expense SqFt	\$6.50	\$5.24	\$7.09	
Net Operating Income	\$380,436	\$628,638	\$179,265	
Full Market Value	\$2,463,954	\$3,278,000	\$1,189,000	
Market Value per SqFt	\$47.99	\$47.90	\$41.72	
Distance from Condominium in miles		0.09	1.41	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02476-7502	4-01584-0013	4-03173-0022	
Condominium Section	0618-R1			
Address	52 VAN LOON STREET	46 88 STREET	102 QUEENS BOULEVARD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	15	17	21	
Year Built	2007	2004	2002	
Gross SqFt	12,060	15,050	20,000	
Estimated Gross Income	\$292,093	\$339,038	\$518,012	
Gross Income per SqFt	\$24.22	\$22.53	\$25.90	
Estimated Expense	\$96,480	\$125,621	\$150,341	
Expense SqFt	\$8.00	\$8.35	\$7.52	
Net Operating Income	\$195,613	\$213,417	\$367,671	
Full Market Value	\$1,422,998	\$1,560,000	\$2,189,000	
Market Value per SqFt	\$117.99	\$103.65	\$109.45	
Distance from Condominium in miles		0.40	1.71	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02500-7501	4-02716-0001	4-02474-0010	
Condominium Section	0203-R1			
Address	55 69 PLACE	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	12	16	77	
Year Built	1988	2006	1963	
Gross SqFt	11,782	28,500	68,440	
Estimated Gross Income	\$163,888	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$82,474	\$202,065	\$358,765	
Expense SqFt	\$7.00	\$7.09	\$5.24	
Net Operating Income	\$81,414	\$179,265	\$628,638	
Full Market Value	\$536,004	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$45.49	\$41.72	\$47.90	
Distance from Condominium in miles		0.38	0.95	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02734-7501	4-02474-0010	4-01584-0013	
Condominium Section	0210-R1			
Address	60 60 DRIVE	51 VAN KLEECK STREET	46 88 STREET	
Neighborhood	MASPETH	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	10	77	17	
Year Built	1988	1963	2004	
Gross SqFt	9,214	68,440	15,050	
Estimated Gross Income	\$138,210	\$987,403	\$339,038	
Gross Income per SqFt	\$15.00	\$14.43	\$22.53	
Estimated Expense	\$62,655	\$358,765	\$125,621	
Expense SqFt	\$6.80	\$5.24	\$8.35	
Net Operating Income	\$75,555	\$628,638	\$213,417	
Full Market Value	\$487,001	\$3,278,000	\$1,560,000	
Market Value per SqFt	\$52.85	\$47.90	\$103.65	
Distance from Condominium in miles		1.92	2.37	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02756-7501	4-02716-0001	4-02474-0010	
Condominium Section	0153-R1			
Address	62 59 DRIVE	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	MASPETH	MASPETH	ELMHURST	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	11	16	77	
Year Built	1987	2006	1963	
Gross SqFt	9,765	28,500	68,440	
Estimated Gross Income	\$135,831	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$51,169	\$202,065	\$358,765	
Expense SqFt	\$5.24	\$7.09	\$5.24	
Net Operating Income	\$84,662	\$179,265	\$628,638	
Full Market Value	\$558,000	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$57.14	\$41.72	\$47.90	
Distance from Condominium in miles		0.42	1.64	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02784-7501	4-02716-0001	4-02474-0010	
Condominium Section	0175-R1			
Address	61 69 STREET	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	MASPETH	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	37	16	77	
Year Built	1987	2006	1963	
Gross SqFt	35,316	28,500	68,440	
Estimated Gross Income	\$491,246	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$185,056	\$202,065	\$358,765	
Expense SqFt	\$5.24	\$7.09	\$5.24	
Net Operating Income	\$306,190	\$179,265	\$628,638	
Full Market Value	\$2,017,004	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$57.11	\$41.72	\$47.90	
Distance from Condominium in miles		0.59	1.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02796-7501	4-02474-0010	4-01584-0013	
Condominium Section	0266-R1			
Address	57 69 LANE	51 VAN KLEECK STREET	46 88 STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	13	77	17	
Year Built	1989	1963	2004	
Gross SqFt	10,170	68,440	15,050	
Estimated Gross Income	\$157,635	\$987,403	\$339,038	
Gross Income per SqFt	\$15.50	\$14.43	\$22.53	
Estimated Expense	\$69,156	\$358,765	\$125,621	
Expense SqFt	\$6.80	\$5.24	\$8.35	
Net Operating Income	\$88,479	\$628,638	\$213,417	
Full Market Value	\$574,000	\$3,278,000	\$1,560,000	
Market Value per SqFt	\$56.44	\$47.90	\$103.65	
Distance from Condominium in miles		0.88	1.33	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02851-7501	4-02474-0010	4-01584-0013	4-02716-0001
Condominium Section	0113-R1			
Address	87 GRAND AVENUE	51 VAN KLEECK STREET	46 88 STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	20	77	17	16
Year Built	1986	1963	2004	2006
Gross SqFt	20,679	68,440	15,050	28,500
Estimated Gross Income	\$298,398	\$987,403	\$339,038	\$381,330
Gross Income per SqFt	\$14.43	\$14.43	\$22.53	\$13.38
Estimated Expense	\$118,904	\$358,765	\$125,621	\$202,065
Expense SqFt	\$5.75	\$5.24	\$8.35	\$7.09
Net Operating Income	\$179,494	\$628,638	\$213,417	\$179,265
Full Market Value	\$1,196,000	\$3,278,000	\$1,560,000	\$1,189,000
Market Value per SqFt	\$57.84	\$47.90	\$103.65	\$41.72
Distance from Condominium in miles		0.21	0.39	1.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02858-7501	4-01584-0013	4-02474-0010	4-02716-0001
Condominium Section	0133-R1			
Address	87 57 ROAD	46 88 STREET	51 VAN KLEECK STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	25	17	77	16
Year Built	1987	2004	1963	2006
Gross SqFt	20,333	15,050	68,440	28,500
Estimated Gross Income	\$293,405	\$339,038	\$987,403	\$381,330
Gross Income per SqFt	\$14.43	\$22.53	\$14.43	\$13.38
Estimated Expense	\$121,998	\$125,621	\$358,765	\$202,065
Expense SqFt	\$6.00	\$8.35	\$5.24	\$7.09
Net Operating Income	\$171,407	\$213,417	\$628,638	\$179,265
Full Market Value	\$1,120,000	\$1,560,000	\$3,278,000	\$1,189,000
Market Value per SqFt	\$55.08	\$103.65	\$47.90	\$41.72
Distance from Condominium in miles		0.62	0.48	1.56

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02869-7501	4-02474-0010	4-03173-0022	4-02716-0001
Condominium Section	0170-R1			
Address	56 SEABURY STREET	51 VAN KLEECK STREET	102 QUEENS BOULEVARD	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	REGO PARK	MASPETH
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	C7-WALK-UP
Total Units	9	77	21	16
Year Built	1987	1963	2002	2006
Gross SqFt	8,100	68,440	20,000	28,500
Estimated Gross Income	\$121,500	\$987,403	\$518,012	\$381,330
Gross Income per SqFt	\$15.00	\$14.43	\$25.90	\$13.38
Estimated Expense	\$42,444	\$358,765	\$150,341	\$202,065
Expense SqFt	\$5.24	\$5.24	\$7.52	\$7.09
Net Operating Income	\$79,056	\$628,638	\$367,671	\$179,265
Full Market Value	\$452,103	\$3,278,000	\$2,189,000	\$1,189,000
Market Value per SqFt	\$55.82	\$47.90	\$109.45	\$41.72
Distance from Condominium in miles		0.37	1.42	1.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02875-7501	4-02474-0010	4-01584-0013	4-02716-0001
Condominium Section	0395-R1			
Address	85 GRAND AVENUE	51 VAN KLEECK STREET	46 88 STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	16	77	17	16
Year Built	1990	1963	2004	2006
Gross SqFt	12,700	68,440	15,050	28,500
Estimated Gross Income	\$183,261	\$987,403	\$339,038	\$381,330
Gross Income per SqFt	\$14.43	\$14.43	\$22.53	\$13.38
Estimated Expense	\$76,200	\$358,765	\$125,621	\$202,065
Expense SqFt	\$6.00	\$5.24	\$8.35	\$7.09
Net Operating Income	\$107,061	\$628,638	\$213,417	\$179,265
Full Market Value	\$694,998	\$3,278,000	\$1,560,000	\$1,189,000
Market Value per SqFt	\$54.72	\$47.90	\$103.65	\$41.72
Distance from Condominium in miles		0.10	0.52	1.30

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02882-7501	4-01584-0013	4-02474-0010	4-02716-0001
Condominium Section	0400-R1			
Address	85 57 AVENUE	46 88 STREET	51 VAN KLEECK STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C7-WALK-UP
Total Units	19	17	77	16
Year Built	1998	2004	1963	2006
Gross SqFt	10,770	15,050	68,440	28,500
Estimated Gross Income	\$183,090	\$339,038	\$987,403	\$381,330
Gross Income per SqFt	\$17.00	\$22.53	\$14.43	\$13.38
Estimated Expense	\$56,435	\$125,621	\$358,765	\$202,065
Expense SqFt	\$5.24	\$8.35	\$5.24	\$7.09
Net Operating Income	\$126,655	\$213,417	\$628,638	\$179,265
Full Market Value	\$827,000	\$1,560,000	\$3,278,000	\$1,189,000
Market Value per SqFt	\$76.79	\$103.65	\$47.90	\$41.72
Distance from Condominium in miles		0.68	0.41	1.39

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02882-7502	4-01584-0013	4-02474-0010	
Condominium Section	0425-R1			
Address	85 57 AVENUE	46 88 STREET	51 VAN KLEECK STREET	
Neighborhood	ELMHURST	ELMHURST	ELMHURST	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	15	17	77	
Year Built	2002	2004	1963	
Gross SqFt	12,234	15,050	68,440	
Estimated Gross Income	\$232,446	\$339,038	\$987,403	
Gross Income per SqFt	\$19.00	\$22.53	\$14.43	
Estimated Expense	\$83,191	\$125,621	\$358,765	
Expense SqFt	\$6.80	\$8.35	\$5.24	
Net Operating Income	\$149,255	\$213,417	\$628,638	
Full Market Value	\$1,014,999	\$1,560,000	\$3,278,000	
Market Value per SqFt	\$82.97	\$103.65	\$47.90	
Distance from Condominium in miles		0.68	0.41	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02885-7501	4-03155-0019	4-03169-0021	
Condominium Section	0569-R1			
Address	60 WOODHAVEN BOULEVARD	66 AUSTIN STREET	99 67 ROAD	
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	46	66	29	
Year Built	2007	1998	2001	
Gross SqFt	38,062	57,600	22,662	
Estimated Gross Income	\$951,550	\$1,416,334	\$637,733	
Gross Income per SqFt	\$25.00	\$24.59	\$28.14	
Estimated Expense	\$304,496	\$451,289	\$168,204	
Expense SqFt	\$8.00	\$7.83	\$7.42	
Net Operating Income	\$647,054	\$965,045	\$469,529	
Full Market Value	\$4,719,992	\$7,015,000	\$3,379,000	
Market Value per SqFt	\$124.01	\$121.79	\$149.10	
Distance from Condominium in miles		0.94	1.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02891-7501	4-02474-0010	4-01584-0013	4-02716-0001
Condominium Section	0268-R1			
Address	51 HASPEL STREET	51 VAN KLEECK STREET	46 88 STREET	64 GRAND AVENUE
Neighborhood	ELMHURST	ELMHURST	ELMHURST	MASPETH
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	8	77	17	16
Year Built	1988	1963	2004	2006
Gross SqFt	7,374	68,440	15,050	28,500
Estimated Gross Income	\$110,610	\$987,403	\$339,038	\$381,330
Gross Income per SqFt	\$15.00	\$14.43	\$22.53	\$13.38
Estimated Expense	\$38,640	\$358,765	\$125,621	\$202,065
Expense SqFt	\$5.24	\$5.24	\$8.35	\$7.09
Net Operating Income	\$71,970	\$628,638	\$213,417	\$179,265
Full Market Value	\$461,002	\$3,278,000	\$1,560,000	\$1,189,000
Market Value per SqFt	\$62.52	\$47.90	\$103.65	\$41.72
Distance from Condominium in miles		0.23	0.63	1.25

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-02891-7502	4-01584-0013	4-03173-0022	
Condominium Section	0527-R1			
Address	84 GRAND AVENUE	46 88 STREET	102 QUEENS BOULEVARD	
Neighborhood	ELMHURST	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	21	17	21	
Year Built	2006	2004	2002	
Gross SqFt	18,328	15,050	20,000	
Estimated Gross Income	\$443,904	\$339,038	\$518,012	
Gross Income per SqFt	\$24.22	\$22.53	\$25.90	
Estimated Expense	\$145,524	\$125,621	\$150,341	
Expense SqFt	\$7.94	\$8.35	\$7.52	
Net Operating Income	\$298,380	\$213,417	\$367,671	
Full Market Value	\$2,042,001	\$1,560,000	\$2,189,000	
Market Value per SqFt	\$111.41	\$103.65	\$109.45	
Distance from Condominium in miles		0.63	1.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03029-7501	4-02716-0001	4-02474-0010	
Condominium Section	0102-R1			
Address	71 JUNIPER VALLEY ROAD	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	MIDDLE VILLAGE	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	12	16	77	
Year Built	1985	2006	1963	
Gross SqFt	13,338	28,500	68,440	
Estimated Gross Income	\$185,532	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$69,891	\$202,065	\$358,765	
Expense SqFt	\$5.24	\$7.09	\$5.24	
Net Operating Income	\$115,641	\$179,265	\$628,638	
Full Market Value	\$761,999	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$57.13	\$41.72	\$47.90	
Distance from Condominium in miles		1.06	1.44	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03054-7501	4-03169-0021	4-03173-0022	4-01584-0013
Condominium Section	0634-R1			
Address	66 70 STREET	99 67 ROAD	102 QUEENS BOULEVARD	46 88 STREET
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	ELMHURST
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	16	29	21	17
Year Built	2007	2001	2002	2004
Gross SqFt	9,742	22,662	20,000	15,050
Estimated Gross Income	\$263,034	\$637,733	\$518,012	\$339,038
Gross Income per SqFt	\$27.00	\$28.14	\$25.90	\$22.53
Estimated Expense	\$73,260	\$168,204	\$150,341	\$125,621
Expense SqFt	\$7.52	\$7.42	\$7.52	\$8.35
Net Operating Income	\$189,774	\$469,529	\$367,671	\$213,417
Full Market Value	\$1,307,999	\$3,379,000	\$2,189,000	\$1,560,000
Market Value per SqFt	\$134.26	\$149.10	\$109.45	\$103.65
Distance from Condominium in miles		1.81	1.93	2.02

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03055-7501	4-02716-0001	4-02474-0010	
Condominium Section	0142-R1			
Address	66 71 STREET	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	MIDDLE VILLAGE	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	12	16	77	
Year Built	1985	2006	1963	
Gross SqFt	11,160	28,500	68,440	
Estimated Gross Income	\$156,240	\$381,330	\$987,403	
Gross Income per SqFt	\$14.00	\$13.38	\$14.43	
Estimated Expense	\$58,478	\$202,065	\$358,765	
Expense SqFt	\$5.24	\$7.09	\$5.24	
Net Operating Income	\$97,762	\$179,265	\$628,638	
Full Market Value	\$622,599	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$55.79	\$41.72	\$47.90	
Distance from Condominium in miles		1.18	1.62	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03055-7502	4-02716-0001	4-02474-0010	
Condominium Section	0169-R1			
Address	71 METROPOLITAN AVENUE	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	MIDDLE VILLAGE	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	49	16	77	
Year Built	1987	2006	1963	
Gross SqFt	50,670	28,500	68,440	
Estimated Gross Income	\$704,820	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$265,511	\$202,065	\$358,765	
Expense SqFt	\$5.24	\$7.09	\$5.24	
Net Operating Income	\$439,309	\$179,265	\$628,638	
Full Market Value	\$2,782,998	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$54.92	\$41.72	\$47.90	
Distance from Condominium in miles		1.18	1.62	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03057-7501	4-03105-0028	4-03093-0055	
Condominium Section	0204-R1			
Address	72 METROPOLITAN AVENUE	61 WOODHAVEN BOULEVARD	63 WETHEROLE STREET	
Neighborhood	MIDDLE VILLAGE	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	28	101	85	
Year Built	1987	1960	1936	
Gross SqFt	31,080	73,770	33,276	
Estimated Gross Income	\$483,294	\$1,154,275	\$513,888	
Gross Income per SqFt	\$15.55	\$15.65	\$15.44	
Estimated Expense	\$196,426	\$453,635	\$216,026	
Expense SqFt	\$6.32	\$6.15	\$6.49	
Net Operating Income	\$286,868	\$700,640	\$297,862	
Full Market Value	\$1,903,001	\$4,026,000	\$2,043,000	
Market Value per SqFt	\$61.23	\$54.58	\$61.40	
Distance from Condominium in miles		1.15	1.38	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03068-7501	4-03173-0022	4-02716-0001	
Condominium Section	0163-R1			
Address	66 79 STREET	102 QUEENS BOULEVARD	64 GRAND AVENUE	
Neighborhood	MIDDLE VILLAGE	REGO PARK	MASPETH	
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	C7-WALK-UP	
Total Units	18	21	16	
Year Built	1987	2002	2006	
Gross SqFt	18,696	20,000	28,500	
Estimated Gross Income	\$299,136	\$518,012	\$381,330	
Gross Income per SqFt	\$16.00	\$25.90	\$13.38	
Estimated Expense	\$119,280	\$150,341	\$202,065	
Expense SqFt	\$6.38	\$7.52	\$7.09	
Net Operating Income	\$179,856	\$367,671	\$179,265	
Full Market Value	\$1,143,624	\$2,189,000	\$1,189,000	
Market Value per SqFt	\$61.17	\$109.45	\$41.72	
Distance from Condominium in miles		1.45	1.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03081-7501	4-03173-0022	4-01584-0013	4-02474-0010
Condominium Section	0404-R1			
Address	63 BOOTH STREET	102 QUEENS BOULEVARD	46 88 STREET	51 VAN KLEECK STREET
Neighborhood	REGO PARK	REGO PARK	ELMHURST	ELMHURST
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	21	21	17	77
Year Built	2001	2002	2004	1963
Gross SqFt	40,000	20,000	15,050	68,440
Estimated Gross Income	\$901,200	\$518,012	\$339,038	\$987,403
Gross Income per SqFt	\$22.53	\$25.90	\$22.53	\$14.43
Estimated Expense	\$334,000	\$150,341	\$125,621	\$358,765
Expense SqFt	\$8.35	\$7.52	\$8.35	\$5.24
Net Operating Income	\$567,200	\$367,671	\$213,417	\$628,638
Full Market Value	\$3,883,002	\$2,189,000	\$1,560,000	\$3,278,000
Market Value per SqFt	\$97.08	\$109.45	\$103.65	\$47.90
Distance from Condominium in miles		0.74	1.08	1.04

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03096-7501	4-02474-0010	4-01584-0013	4-02265-0114
Condominium Section	0137-R1			
Address	63 WETHEROLE STREET	51 VAN KLEECK STREET	46 88 STREET	113 76 ROAD
Neighborhood	REGO PARK	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	42	77	17	8
Year Built	1960	1963	2004	1998
Gross SqFt	26,118	68,440	15,050	7,112
Estimated Gross Income	\$415,276	\$987,403	\$339,038	\$112,513
Gross Income per SqFt	\$15.90	\$14.43	\$22.53	\$15.82
Estimated Expense	\$182,826	\$358,765	\$125,621	\$70,676
Expense SqFt	\$7.00	\$5.24	\$8.35	\$9.94
Net Operating Income	\$232,450	\$628,638	\$213,417	\$41,837
Full Market Value	\$1,485,009	\$3,278,000	\$1,560,000	\$1,181,000
Market Value per SqFt	\$56.86	\$47.90	\$103.65	\$166.06
Distance from Condominium in miles		1.17	1.23	1.58

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7501	4-01584-0013	4-02474-0010	4-02265-0114
Condominium Section	0003-R1			
Address	94 64 ROAD	46 88 STREET	51 VAN KLEECK STREET	113 76 ROAD
Neighborhood	REGO PARK	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	5	17	77	8
Year Built	1966	2004	1963	1998
Gross SqFt	4,234	15,050	68,440	7,112
Estimated Gross Income	\$67,321	\$339,038	\$987,403	\$112,513
Gross Income per SqFt	\$15.90	\$22.53	\$14.43	\$15.82
Estimated Expense	\$29,638	\$125,621	\$358,765	\$70,676
Expense SqFt	\$7.00	\$8.35	\$5.24	\$9.94
Net Operating Income	\$37,683	\$213,417	\$628,638	\$41,837
Full Market Value	\$245,000	\$1,560,000	\$3,278,000	\$1,181,000
Market Value per SqFt	\$57.86	\$103.65	\$47.90	\$166.06
Distance from Condominium in miles		1.32	1.29	1.45

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7501	4-01584-0013	4-02474-0010	4-02265-0114
Condominium Section	0003-R2			
Address	94 64 ROAD	46 88 STREET	51 VAN KLEECK STREET	113 76 ROAD
Neighborhood	REGO PARK	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	6	17	77	8
Year Built	1966	2004	1963	1998
Gross SqFt	5,083	15,050	68,440	7,112
Estimated Gross Income	\$80,820	\$339,038	\$987,403	\$112,513
Gross Income per SqFt	\$15.90	\$22.53	\$14.43	\$15.82
Estimated Expense	\$35,581	\$125,621	\$358,765	\$70,676
Expense SqFt	\$7.00	\$8.35	\$5.24	\$9.94
Net Operating Income	\$45,239	\$213,417	\$628,638	\$41,837
Full Market Value	\$294,001	\$1,560,000	\$3,278,000	\$1,181,000
Market Value per SqFt	\$57.84	\$103.65	\$47.90	\$166.06
Distance from Condominium in miles		1.32	1.29	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7501	4-01584-0013	4-02474-0010	4-02265-0114
Condominium Section	0003-R3			
Address	94 64 ROAD	46 88 STREET	51 VAN KLEECK STREET	113 76 ROAD
Neighborhood	REGO PARK	ELMHURST	ELMHURST	FOREST HILLS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	6	17	77	8
Year Built	1966	2004	1963	1998
Gross SqFt	5,083	15,050	68,440	7,112
Estimated Gross Income	\$80,820	\$339,038	\$987,403	\$112,513
Gross Income per SqFt	\$15.90	\$22.53	\$14.43	\$15.82
Estimated Expense	\$35,581	\$125,621	\$358,765	\$70,676
Expense SqFt	\$7.00	\$8.35	\$5.24	\$9.94
Net Operating Income	\$45,239	\$213,417	\$628,638	\$41,837
Full Market Value	\$294,001	\$1,560,000	\$3,278,000	\$1,181,000
Market Value per SqFt	\$57.84	\$103.65	\$47.90	\$166.06
Distance from Condominium in miles		1.32	1.29	1.45

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7503	4-02474-0010	4-02265-0114	
Condominium Section	0236-R1			
Address	64 WETHEROLE STREET	51 VAN KLEECK STREET	113 76 ROAD	
Neighborhood	REGO PARK	ELMHURST	FOREST HILLS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	56	77	8	
Year Built	1961	1963	1998	
Gross SqFt	39,840	68,440	7,112	
Estimated Gross Income	\$604,373	\$987,403	\$112,513	
Gross Income per SqFt	\$15.17	\$14.43	\$15.82	
Estimated Expense	\$278,880	\$358,765	\$70,676	
Expense SqFt	\$7.00	\$5.24	\$9.94	
Net Operating Income	\$325,493	\$628,638	\$41,837	
Full Market Value	\$2,126,000	\$3,278,000	\$1,181,000	
Market Value per SqFt	\$53.36	\$47.90	\$166.06	
Distance from Condominium in miles		1.29	1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7504	4-02474-0010	4-02265-0114	
Condominium Section	0288-R1			
Address	65 BOOTH STREET	51 VAN KLEECK STREET	113 76 ROAD	
Neighborhood	REGO PARK	ELMHURST	FOREST HILLS	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	68	77	8	
Year Built	1961	1963	1998	
Gross SqFt	23,531	68,440	7,112	
Estimated Gross Income	\$356,965	\$987,403	\$112,513	
Gross Income per SqFt	\$15.17	\$14.43	\$15.82	
Estimated Expense	\$164,717	\$358,765	\$70,676	
Expense SqFt	\$7.00	\$5.24	\$9.94	
Net Operating Income	\$192,248	\$628,638	\$41,837	
Full Market Value	\$1,256,000	\$3,278,000	\$1,181,000	
Market Value per SqFt	\$53.38	\$47.90	\$166.06	
Distance from Condominium in miles		1.29	1.45	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7505	4-02474-0010	4-02265-0114	
Condominium Section	0337-R1			
Address	65 BOOTH STREET	51 VAN KLEECK STREET	113 76 ROAD	
Neighborhood	REGO PARK	ELMHURST	FOREST HILLS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	67	77	8	
Year Built	1941	1963	1998	
Gross SqFt	63,693	68,440	7,112	
Estimated Gross Income	\$966,223	\$987,403	\$112,513	
Gross Income per SqFt	\$15.17	\$14.43	\$15.82	
Estimated Expense	\$509,544	\$358,765	\$70,676	
Expense SqFt	\$8.00	\$5.24	\$9.94	
Net Operating Income	\$456,679	\$628,638	\$41,837	
Full Market Value	\$2,983,009	\$3,278,000	\$1,181,000	
Market Value per SqFt	\$46.83	\$47.90	\$166.06	
Distance from Condominium in miles		1.29	1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03097-7506	4-03085-0055	4-03100-0026	
Condominium Section	0547-R1			
Address	64 BOOTH STREET	64 BOOTH STREET	65 WETHEROLE STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	36	52	72	
Year Built	1955	1954	1953	
Gross SqFt	23,172	42,450	59,532	
Estimated Gross Income	\$370,752	\$709,394	\$976,920	
Gross Income per SqFt	\$16.00	\$16.71	\$16.41	
Estimated Expense	\$175,875	\$206,522	\$498,283	
Expense SqFt	\$7.59	\$4.87	\$8.37	
Net Operating Income	\$194,877	\$502,872	\$478,637	
Full Market Value	\$1,272,999	\$2,035,000	\$3,466,000	
Market Value per SqFt	\$54.94	\$47.94	\$58.22	
Distance from Condominium in miles		0.05	0.14	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03100-7501	4-02474-0010	4-02265-0114	
Condominium Section	0056-R1			
Address	65 WETHEROLE STREET	51 VAN KLEECK STREET	113 76 ROAD	
Neighborhood	REGO PARK	ELMHURST	FOREST HILLS	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	64	77	8	
Year Built	1941	1963	1998	
Gross SqFt	66,324	68,440	7,112	
Estimated Gross Income	\$1,006,135	\$987,403	\$112,513	
Gross Income per SqFt	\$15.17	\$14.43	\$15.82	
Estimated Expense	\$530,592	\$358,765	\$70,676	
Expense SqFt	\$8.00	\$5.24	\$9.94	
Net Operating Income	\$475,543	\$628,638	\$41,837	
Full Market Value	\$3,106,004	\$3,278,000	\$1,181,000	
Market Value per SqFt	\$46.83	\$47.90	\$166.06	
Distance from Condominium in miles		1.43	1.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03102-7501	4-02474-0010	4-01584-0013	
Condominium Section	0262-R1			
Address	87 62 AVENUE	51 VAN KLEECK STREET	46 88 STREET	
Neighborhood	REGO PARK	ELMHURST	ELMHURST	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	78	77	17	
Year Built	1988	1963	2004	
Gross SqFt	67,502	68,440	15,050	
Estimated Gross Income	\$1,147,534	\$987,403	\$339,038	
Gross Income per SqFt	\$17.00	\$14.43	\$22.53	
Estimated Expense	\$459,014	\$358,765	\$125,621	
Expense SqFt	\$6.80	\$5.24	\$8.35	
Net Operating Income	\$688,520	\$628,638	\$213,417	
Full Market Value	\$4,648,993	\$3,278,000	\$1,560,000	
Market Value per SqFt	\$68.87	\$47.90	\$103.65	
Distance from Condominium in miles		0.94	1.06	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03115-7501	4-03100-0014	4-03085-0008	
Condominium Section	0072-R1			
Address	63 WOODHAVEN BOULEVARD	65 WETHEROLE STREET	64 SAUNDERS STREET	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	164	144	150	
Year Built	1952	1963	1950	
Gross SqFt	149,558	144,444	127,152	
Estimated Gross Income	\$2,392,928	\$2,547,992	\$2,056,048	
Gross Income per SqFt	\$16.00	\$17.64	\$16.17	
Estimated Expense	\$1,135,145	\$1,273,996	\$986,700	
Expense SqFt	\$7.59	\$8.82	\$7.76	
Net Operating Income	\$1,257,783	\$1,273,996	\$1,069,348	
Full Market Value	\$8,270,025	\$9,189,000	\$7,283,000	
Market Value per SqFt	\$55.30	\$63.62	\$57.28	
Distance from Condominium in miles		0.46	0.49	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03159-7501	4-02265-0114	4-02474-0010	
Condominium Section	0259-R1			
Address	98 QUEENS BOULEVARD	113 76 ROAD	51 VAN KLEECK STREET	
Neighborhood	REGO PARK	FOREST HILLS	ELMHURST	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	66	8	77	
Year Built	1939	1998	1963	
Gross SqFt	63,000	7,112	68,440	
Estimated Gross Income	\$992,250	\$112,513	\$987,403	
Gross Income per SqFt	\$15.75	\$15.82	\$14.43	
Estimated Expense	\$478,170	\$70,676	\$358,765	
Expense SqFt	\$7.59	\$9.94	\$5.24	
Net Operating Income	\$514,080	\$41,837	\$628,638	
Full Market Value	\$3,336,001	\$1,181,000	\$3,278,000	
Market Value per SqFt	\$52.95	\$166.06	\$47.90	
Distance from Condominium in miles		1.21	1.54	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03169-7501	4-02265-0114	4-02474-0010	
Condominium Section	0356-R1			
Address	99 67 ROAD	113 76 ROAD	51 VAN KLEECK STREET	
Neighborhood	REGO PARK	FOREST HILLS	ELMHURST	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	67	8	77	
Year Built	1941	1998	1963	
Gross SqFt	63,998	7,112	68,440	
Estimated Gross Income	\$970,850	\$112,513	\$987,403	
Gross Income per SqFt	\$15.17	\$15.82	\$14.43	
Estimated Expense	\$485,745	\$70,676	\$358,765	
Expense SqFt	\$7.59	\$9.94	\$5.24	
Net Operating Income	\$485,105	\$41,837	\$628,638	
Full Market Value	\$3,189,994	\$1,181,000	\$3,278,000	
Market Value per SqFt	\$49.85	\$166.06	\$47.90	
Distance from Condominium in miles		1.05	1.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03171-7501	4-02098-0018	4-03173-0055	
Condominium Section	0068-R1			
Address	100 67 ROAD	63 98 PLACE	103 68 DRIVE	
Neighborhood	REGO PARK	REGO PARK	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	66	80	
Year Built	1941	1980	1957	
Gross SqFt	71,316	66,962	84,174	
Estimated Gross Income	\$1,141,056	\$1,139,374	\$1,532,499	
Gross Income per SqFt	\$16.00	\$17.02	\$18.21	
Estimated Expense	\$541,288	\$460,422	\$692,843	
Expense SqFt	\$7.59	\$6.88	\$8.23	
Net Operating Income	\$599,768	\$678,952	\$839,656	
Full Market Value	\$3,850,014	\$4,103,000	\$6,043,000	
Market Value per SqFt	\$53.99	\$61.27	\$71.79	
Distance from Condominium in miles		0.51	0.09	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03171-7502	4-03173-0022	4-02236-0010	4-01950-0178
Condominium Section	0419-R1			
Address	101 QUEENS BOULEVARD	102 QUEENS BOULEVARD	110 72 AVENUE	104 OTIS AVENUE
Neighborhood	REGO PARK	REGO PARK	FOREST HILLS	CORONA
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D8-ELEVATOR	C1-WALK-UP
Total Units	31	21	18	12
Year Built	1964	2002	1996	2007
Gross SqFt	26,930	20,000	12,442	10,607
Estimated Gross Income	\$511,670	\$518,012	\$399,283	\$196,230
Gross Income per SqFt	\$19.00	\$25.90	\$32.09	\$18.50
Estimated Expense	\$202,514	\$150,341	\$133,718	\$31,079
Expense SqFt	\$7.52	\$7.52	\$10.75	\$2.93
Net Operating Income	\$309,156	\$367,671	\$265,565	\$165,151
Full Market Value	\$1,551,000	\$2,189,000	\$1,979,000	\$1,188,000
Market Value per SqFt	\$57.59	\$109.45	\$159.06	\$112.00
Distance from Condominium in miles		0.09	0.76	0.92

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03173-7501	4-02265-0114	4-03359-0011	4-09669-0012
Condominium Section	0330-R1			
Address	102 QUEENS BOULEVARD	113 76 ROAD	123 82 AVENUE	135 COOLIDGE AVENUE
Neighborhood	REGO PARK	FOREST HILLS	KEW GARDENS	BRIARWOOD
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	98	8	18	42
Year Built	1991	1998	1996	2003
Gross SqFt	145,717	7,112	12,905	43,099
Estimated Gross Income	\$2,477,189	\$112,513	\$230,663	\$784,534
Gross Income per SqFt	\$17.00	\$15.82	\$17.87	\$18.20
Estimated Expense	\$1,120,564	\$70,676	\$99,229	\$159,365
Expense SqFt	\$7.69	\$9.94	\$7.69	\$3.70
Net Operating Income	\$1,356,625	\$41,837	\$131,434	\$625,169
Full Market Value	\$8,129,000	\$1,181,000	\$945,000	\$4,500,000
Market Value per SqFt	\$55.79	\$166.06	\$73.23	\$104.41
Distance from Condominium in miles		0.96	1.51	1.68

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03173-7502	4-03173-0022	4-03169-0021	4-02236-0010
Condominium Section	0576-R1			
Address	102 QUEENS BOULEVARD	102 QUEENS BOULEVARD	99 67 ROAD	110 72 AVENUE
Neighborhood	REGO PARK	REGO PARK	REGO PARK	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	D8-ELEVATOR
Total Units	33	21	29	18
Year Built	2007	2002	2001	1996
Gross SqFt	22,930	20,000	22,662	12,442
Estimated Gross Income	\$645,250	\$518,012	\$637,733	\$399,283
Gross Income per SqFt	\$28.14	\$25.90	\$28.14	\$32.09
Estimated Expense	\$170,141	\$150,341	\$168,204	\$133,718
Expense SqFt	\$7.42	\$7.52	\$7.42	\$10.75
Net Operating Income	\$475,109	\$367,671	\$469,529	\$265,565
Full Market Value	\$3,274,999	\$2,189,000	\$3,379,000	\$1,979,000
Market Value per SqFt	\$142.83	\$109.45	\$149.10	\$159.06
Distance from Condominium in miles		0.00	0.13	0.67

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03239-7501	4-02265-0114	4-09669-0012	
Condominium Section	0201-R1			
Address	107 QUEENS BOULEVARD	113 76 ROAD	135 COOLIDGE AVENUE	
Neighborhood	FOREST HILLS	FOREST HILLS	BRIARWOOD	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	162	8	42	
Year Built	1965	1998	2003	
Gross SqFt	181,853	7,112	43,099	
Estimated Gross Income	\$3,280,628	\$112,513	\$784,534	
Gross Income per SqFt	\$18.04	\$15.82	\$18.20	
Estimated Expense	\$1,454,824	\$70,676	\$159,365	
Expense SqFt	\$8.00	\$9.94	\$3.70	
Net Operating Income	\$1,825,804	\$41,837	\$625,169	
Full Market Value	\$10,824,000	\$1,181,000	\$4,500,000	
Market Value per SqFt	\$59.52	\$166.06	\$104.41	
Distance from Condominium in miles		0.55	1.27	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03255-7501	4-02265-0114	4-03359-0011	
Condominium Section	0118-R1			
Address	72 AUSTIN STREET	113 76 ROAD	123 82 AVENUE	
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	58	8	18	
Year Built	1932	1998	1996	
Gross SqFt	38,582	7,112	12,905	
Estimated Gross Income	\$651,650	\$112,513	\$230,663	
Gross Income per SqFt	\$16.89	\$15.82	\$17.87	
Estimated Expense	\$270,074	\$70,676	\$99,229	
Expense SqFt	\$7.00	\$9.94	\$7.69	
Net Operating Income	\$381,576	\$41,837	\$131,434	
Full Market Value	\$2,576,997	\$1,181,000	\$945,000	
Market Value per SqFt	\$66.79	\$166.06	\$73.23	
Distance from Condominium in miles		0.42	0.92	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03257-7501	4-03173-0022	4-09669-0012	
Condominium Section	0450-R1			
Address	108 71 ROAD	102 QUEENS BOULEVARD	135 COOLIDGE AVENUE	
Neighborhood	FOREST HILLS	REGO PARK	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	95	21	42	
Year Built	2004	2002	2003	
Gross SqFt	108,788	20,000	43,099	
Estimated Gross Income	\$2,398,775	\$518,012	\$784,534	
Gross Income per SqFt	\$22.05	\$25.90	\$18.20	
Estimated Expense	\$629,883	\$150,341	\$159,365	
Expense SqFt	\$5.79	\$7.52	\$3.70	
Net Operating Income	\$1,768,892	\$367,671	\$625,169	
Full Market Value	\$12,192,001	\$2,189,000	\$4,500,000	
Market Value per SqFt	\$112.07	\$109.45	\$104.41	
Distance from Condominium in miles		0.56	1.14	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03292-7501	4-02236-0010	4-02265-0114	4-03359-0011
Condominium Section	0293-R1			
Address	110 73 ROAD	110 72 AVENUE	113 76 ROAD	123 82 AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	FOREST HILLS	KEW GARDENS
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	69	18	8	18
Year Built	1938	1996	1998	1996
Gross SqFt	71,210	12,442	7,112	12,905
Estimated Gross Income	\$1,139,360	\$399,283	\$112,513	\$230,663
Gross Income per SqFt	\$16.00	\$32.09	\$15.82	\$17.87
Estimated Expense	\$547,605	\$133,718	\$70,676	\$99,229
Expense SqFt	\$7.69	\$10.75	\$9.94	\$7.69
Net Operating Income	\$591,755	\$265,565	\$41,837	\$131,434
Full Market Value	\$4,079,000	\$1,979,000	\$1,181,000	\$945,000
Market Value per SqFt	\$57.28	\$159.06	\$166.06	\$73.23
Distance from Condominium in miles		0.17	0.25	0.76

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03293-7501	4-09669-0012	4-09712-0178	
Condominium Section	0194-R1			
Address	110 73 ROAD	135 COOLIDGE AVENUE	142 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	42	11	
Year Built	1942	2003	2006	
Gross SqFt	93,800	43,099	18,821	
Estimated Gross Income	\$1,407,000	\$784,534	\$325,000	
Gross Income per SqFt	\$15.00	\$18.20	\$17.27	
Estimated Expense	\$581,560	\$159,365	\$88,678	
Expense SqFt	\$6.20	\$3.70	\$4.71	
Net Operating Income	\$825,440	\$625,169	\$236,322	
Full Market Value	\$5,060,000	\$4,500,000	\$1,706,000	
Market Value per SqFt	\$53.94	\$104.41	\$90.64	
Distance from Condominium in miles		0.89	1.36	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-7501	4-03359-0011	4-02265-0114	
Condominium Section	0088-R1			
Address	83 116 STREET	123 82 AVENUE	113 76 ROAD	
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	
Total Units	75	18	8	
Year Built	1956	1996	1998	
Gross SqFt	65,990	12,905	7,112	
Estimated Gross Income	\$1,088,835	\$230,663	\$112,513	
Gross Income per SqFt	\$16.50	\$17.87	\$15.82	
Estimated Expense	\$582,032	\$99,229	\$70,676	
Expense SqFt	\$8.82	\$7.69	\$9.94	
Net Operating Income	\$506,803	\$131,434	\$41,837	
Full Market Value	\$3,377,001	\$945,000	\$1,181,000	
Market Value per SqFt	\$51.17	\$73.23	\$166.06	
Distance from Condominium in miles		0.66	0.99	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-7502	4-03338-0070	4-03359-0011	4-03173-0022
Condominium Section	0455-R1			
Address	83 117 STREET	84 CUTHBERT ROAD	123 82 AVENUE	102 QUEENS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	39	17	18	21
Year Built	2004	2006	1996	2002
Gross SqFt	42,795	13,700	12,905	20,000
Estimated Gross Income	\$1,108,391	\$421,073	\$230,663	\$518,012
Gross Income per SqFt	\$25.90	\$30.74	\$17.87	\$25.90
Estimated Expense	\$513,540	\$145,176	\$99,229	\$150,341
Expense SqFt	\$12.00	\$10.60	\$7.69	\$7.52
Net Operating Income	\$594,851	\$275,897	\$131,434	\$367,671
Full Market Value	\$4,100,001	\$1,650,000	\$945,000	\$2,189,000
Market Value per SqFt	\$95.81	\$120.44	\$73.23	\$109.45
Distance from Condominium in miles		0.38	0.63	1.66

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-7503	4-03359-0011	4-09712-0146	4-03173-0022
Condominium Section	0435-R1			
Address	83 116 STREET	123 82 AVENUE	141 84 DRIVE	102 QUEENS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	BRIARWOOD	REGO PARK
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	30	18	49	21
Year Built	2001	1996	2003	2002
Gross SqFt	38,000	12,905	53,580	20,000
Estimated Gross Income	\$726,940	\$230,663	\$1,024,732	\$518,012
Gross Income per SqFt	\$19.13	\$17.87	\$19.13	\$25.90
Estimated Expense	\$285,000	\$99,229	\$234,683	\$150,341
Expense SqFt	\$7.50	\$7.69	\$4.38	\$7.52
Net Operating Income	\$441,940	\$131,434	\$790,049	\$367,671
Full Market Value	\$3,045,999	\$945,000	\$5,130,000	\$2,189,000
Market Value per SqFt	\$80.16	\$73.23	\$95.74	\$109.45
Distance from Condominium in miles		0.66	1.15	1.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03321-7504	4-03338-0070	4-03359-0011	4-03173-0022
Condominium Section	0461-R1			
Address	116 GROSVENOR LANE	84 CUTHBERT ROAD	123 82 AVENUE	102 QUEENS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	REGO PARK
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	59	17	18	21
Year Built	2005	2006	1996	2002
Gross SqFt	52,033	13,700	12,905	20,000
Estimated Gross Income	\$1,347,655	\$421,073	\$230,663	\$518,012
Gross Income per SqFt	\$25.90	\$30.74	\$17.87	\$25.90
Estimated Expense	\$494,314	\$145,176	\$99,229	\$150,341
Expense SqFt	\$9.50	\$10.60	\$7.69	\$7.52
Net Operating Income	\$853,341	\$275,897	\$131,434	\$367,671
Full Market Value	\$5,881,004	\$1,650,000	\$945,000	\$2,189,000
Market Value per SqFt	\$113.02	\$120.44	\$73.23	\$109.45
Distance from Condominium in miles		0.35	0.57	1.54

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03322-7501	4-09712-0146	4-03173-0022	
Condominium Section	0410-R1			
Address	118 METROPOLITAN AVENUE	141 84 DRIVE	102 QUEENS BOULEVARD	
Neighborhood	KEW GARDENS	BRIARWOOD	REGO PARK	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	41	49	21	
Year Built	2002	2003	2002	
Gross SqFt	35,180	53,580	20,000	
Estimated Gross Income	\$792,254	\$1,024,732	\$518,012	
Gross Income per SqFt	\$22.52	\$19.13	\$25.90	
Estimated Expense	\$246,260	\$234,683	\$150,341	
Expense SqFt	\$7.00	\$4.38	\$7.52	
Net Operating Income	\$545,994	\$790,049	\$367,671	
Full Market Value	\$3,638,006	\$5,130,000	\$2,189,000	
Market Value per SqFt	\$103.41	\$95.74	\$109.45	
Distance from Condominium in miles		1.02	1.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03339-7501	4-09669-0012	4-09712-0146	
Condominium Section	0305-R1			
Address	111 70 AVENUE	135 COOLIDGE AVENUE	141 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	88	42	49	
Year Built	1987	2003	2003	
Gross SqFt	115,082	43,099	53,580	
Estimated Gross Income	\$1,971,017	\$784,534	\$1,024,732	
Gross Income per SqFt	\$17.13	\$18.20	\$19.13	
Estimated Expense	\$995,364	\$159,365	\$234,683	
Expense SqFt	\$8.65	\$3.70	\$4.38	
Net Operating Income	\$975,653	\$625,169	\$790,049	
Full Market Value	\$6,633,000	\$4,500,000	\$5,130,000	
Market Value per SqFt	\$57.64	\$104.41	\$95.74	
Distance from Condominium in miles		0.79	1.26	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03340-7501	4-02265-0114	4-03359-0011	4-09669-0012
Condominium Section	0063-R1			
Address	111 76 AVENUE	113 76 ROAD	123 82 AVENUE	135 COOLIDGE AVENUE
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS	BRIARWOOD
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	95	8	18	42
Year Built	1938	1998	1996	2003
Gross SqFt	84,954	7,112	12,905	43,099
Estimated Gross Income	\$1,359,264	\$112,513	\$230,663	\$784,534
Gross Income per SqFt	\$16.00	\$15.82	\$17.87	\$18.20
Estimated Expense	\$653,296	\$70,676	\$99,229	\$159,365
Expense SqFt	\$7.69	\$9.94	\$7.69	\$3.70
Net Operating Income	\$705,968	\$41,837	\$131,434	\$625,169
Full Market Value	\$4,767,001	\$1,181,000	\$945,000	\$4,500,000
Market Value per SqFt	\$56.11	\$166.06	\$73.23	\$104.41
Distance from Condominium in miles		0.16	0.53	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03342-7501	4-02265-0114	4-03359-0011	
Condominium Section	0289-R1			
Address	111 76 DRIVE	113 76 ROAD	123 82 AVENUE	
Neighborhood	FOREST HILLS	FOREST HILLS	KEW GARDENS	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D7-ELEVATOR	
Total Units	39	8	18	
Year Built	1939	1998	1996	
Gross SqFt	31,511	7,112	12,905	
Estimated Gross Income	\$532,221	\$112,513	\$230,663	
Gross Income per SqFt	\$16.89	\$15.82	\$17.87	
Estimated Expense	\$277,927	\$70,676	\$99,229	
Expense SqFt	\$8.82	\$9.94	\$7.69	
Net Operating Income	\$254,294	\$41,837	\$131,434	
Full Market Value	\$1,693,991	\$1,181,000	\$945,000	
Market Value per SqFt	\$53.76	\$166.06	\$73.23	
Distance from Condominium in miles		0.22	0.43	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03347-7501	4-09669-0012	4-09712-0178	
Condominium Section	0193-R1			
Address	119 UNION TURNPIKE	135 COOLIDGE AVENUE	142 84 DRIVE	
Neighborhood	FOREST HILLS	BRIARWOOD	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	59	42	11	
Year Built	1971	2003	2006	
Gross SqFt	51,376	43,099	18,821	
Estimated Gross Income	\$796,328	\$784,534	\$325,000	
Gross Income per SqFt	\$15.50	\$18.20	\$17.27	
Estimated Expense	\$318,531	\$159,365	\$88,678	
Expense SqFt	\$6.20	\$3.70	\$4.71	
Net Operating Income	\$477,797	\$625,169	\$236,322	
Full Market Value	\$2,959,002	\$4,500,000	\$1,706,000	
Market Value per SqFt	\$57.60	\$104.41	\$90.64	
Distance from Condominium in miles		0.53	0.96	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03354-7501	4-03359-0011	4-09714-0015	4-02265-0114
Condominium Section	0585-R1			
Address	83 TALBOT STREET	123 82 AVENUE	141 PERSHING CRESCENT	113 76 ROAD
Neighborhood	KEW GARDENS	KEW GARDENS	BRIARWOOD	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	83	18	8	8
Year Built	1923	1996	2003	1998
Gross SqFt	104,492	12,905	4,480	7,112
Estimated Gross Income	\$1,567,380	\$230,663	\$82,902	\$112,513
Gross Income per SqFt	\$15.00	\$17.87	\$18.50	\$15.82
Estimated Expense	\$803,543	\$99,229	\$13,134	\$70,676
Expense SqFt	\$7.69	\$7.69	\$2.93	\$9.94
Net Operating Income	\$763,837	\$131,434	\$69,768	\$41,837
Full Market Value	\$4,989,003	\$945,000	\$788,000	\$1,181,000
Market Value per SqFt	\$47.75	\$73.23	\$175.89	\$166.06
Distance from Condominium in miles		0.15	0.54	0.71

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03358-7501	4-03359-0011	4-02265-0114	
Condominium Section	0202-R1			
Address	123 82 AVENUE	123 82 AVENUE	113 76 ROAD	
Neighborhood	KEW GARDENS	KEW GARDENS	FOREST HILLS	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	
Total Units	108	18	8	
Year Built	1951	1996	1998	
Gross SqFt	66,880	12,905	7,112	
Estimated Gross Income	\$1,070,080	\$230,663	\$112,513	
Gross Income per SqFt	\$16.00	\$17.87	\$15.82	
Estimated Expense	\$589,882	\$99,229	\$70,676	
Expense SqFt	\$8.82	\$7.69	\$9.94	
Net Operating Income	\$480,198	\$131,434	\$41,837	
Full Market Value	\$3,199,000	\$945,000	\$1,181,000	
Market Value per SqFt	\$47.83	\$73.23	\$166.06	
Distance from Condominium in miles		0.08	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03360-7501	4-03359-0011	4-09712-0146	
Condominium Section	0144-R1			
Address	125 QUEENS BOULEVARD	123 82 AVENUE	141 84 DRIVE	
Neighborhood	KEW GARDENS	KEW GARDENS	BRIARWOOD	
Building Classification	R9-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	377	18	49	
Year Built	1960	1996	2003	
Gross SqFt	419,528	12,905	53,580	
Estimated Gross Income	\$7,568,285	\$230,663	\$1,024,732	
Gross Income per SqFt	\$18.04	\$17.87	\$19.13	
Estimated Expense	\$3,985,516	\$99,229	\$234,683	
Expense SqFt	\$9.50	\$7.69	\$4.38	
Net Operating Income	\$3,582,769	\$131,434	\$790,049	
Full Market Value	\$24,193,000	\$945,000	\$5,130,000	
Market Value per SqFt	\$57.67	\$73.23	\$95.74	
Distance from Condominium in miles		0.05	0.66	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03371-7501	4-02716-0001	4-02474-0010	
Condominium Section	0382-R1			
Address	2116 GREENE AVENUE	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	RIDGEWOOD	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	44	16	77	
Year Built	1995	2006	1963	
Gross SqFt	59,400	28,500	68,440	
Estimated Gross Income	\$826,254	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$415,800	\$202,065	\$358,765	
Expense SqFt	\$7.00	\$7.09	\$5.24	
Net Operating Income	\$410,454	\$179,265	\$628,638	
Full Market Value	\$2,703,998	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$45.52	\$41.72	\$47.90	
Distance from Condominium in miles		0.99	2.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03456-7501	4-01584-0013	4-03169-0021	
Condominium Section	0411-R1			
Address	714 SENECA AVENUE	46 88 STREET	99 67 ROAD	
Neighborhood	RIDGEWOOD	ELMHURST	REGO PARK	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D3-ELEVATOR	
Total Units	17	17	29	
Year Built	2002	2004	2001	
Gross SqFt	12,607	15,050	22,662	
Estimated Gross Income	\$319,461	\$339,038	\$637,733	
Gross Income per SqFt	\$25.34	\$22.53	\$28.14	
Estimated Expense	\$126,070	\$125,621	\$168,204	
Expense SqFt	\$10.00	\$8.35	\$7.42	
Net Operating Income	\$193,391	\$213,417	\$469,529	
Full Market Value	\$1,221,001	\$1,560,000	\$3,379,000	
Market Value per SqFt	\$96.85	\$103.65	\$149.10	
Distance from Condominium in miles		3.19	3.24	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03494-7501	4-02716-0001	4-02474-0010	
Condominium Section	0130-R1			
Address	5926 BLEECKER STREET	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	RIDGEWOOD	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	12	16	77	
Year Built	1987	2006	1963	
Gross SqFt	10,021	28,500	68,440	
Estimated Gross Income	\$139,392	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$62,631	\$202,065	\$358,765	
Expense SqFt	\$6.25	\$7.09	\$5.24	
Net Operating Income	\$76,761	\$179,265	\$628,638	
Full Market Value	\$506,001	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$50.49	\$41.72	\$47.90	
Distance from Condominium in miles		0.91	2.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03637-7501	4-03873-0028	4-03874-0078	
Condominium Section	0350-R1			
Address	71 FRESH POND ROAD	89 72 AVENUE	89 73 AVENUE	
Neighborhood	GLENDALE	GLENDALE	GLENDALE	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C9-WALK-UP	
Total Units	64	52	52	
Year Built	1990	1950	1950	
Gross SqFt	58,586	44,928	45,040	
Estimated Gross Income	\$878,790	\$826,251	\$826,762	
Gross Income per SqFt	\$15.00	\$18.39	\$18.36	
Estimated Expense	\$306,991	\$259,059	\$259,094	
Expense SqFt	\$5.24	\$5.77	\$5.75	
Net Operating Income	\$571,799	\$567,192	\$567,668	
Full Market Value	\$3,766,001	\$3,344,000	\$3,223,000	
Market Value per SqFt	\$64.28	\$74.43	\$71.56	
Distance from Condominium in miles		1.83	1.83	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03667-7501	4-02716-0001	4-02474-0010	
Condominium Section	0226-R1			
Address	72 METROPOLITAN AVENUE	64 GRAND AVENUE	51 VAN KLEECK STREET	
Neighborhood	GLENDALE	MASPETH	ELMHURST	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D1-ELEVATOR	
Total Units	12	16	77	
Year Built	1988	2006	1963	
Gross SqFt	9,969	28,500	68,440	
Estimated Gross Income	\$138,669	\$381,330	\$987,403	
Gross Income per SqFt	\$13.91	\$13.38	\$14.43	
Estimated Expense	\$59,814	\$202,065	\$358,765	
Expense SqFt	\$6.00	\$7.09	\$5.24	
Net Operating Income	\$78,855	\$179,265	\$628,638	
Full Market Value	\$519,000	\$1,189,000	\$3,278,000	
Market Value per SqFt	\$52.06	\$41.72	\$47.90	
Distance from Condominium in miles		1.33	1.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03706-7501	4-09712-0146	4-01606-0052	
Condominium Section	0449-R1			
Address	76 69 PLACE	141 84 DRIVE	40 97 STREET	
Neighborhood	GLENDALE	BRIARWOOD	CORONA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	C1-WALK-UP	
Total Units	50	49	16	
Year Built	1903	2003	1990	
Gross SqFt	54,954	53,580	12,304	
Estimated Gross Income	\$934,218	\$1,024,732	\$183,000	
Gross Income per SqFt	\$17.00	\$19.13	\$14.87	
Estimated Expense	\$439,632	\$234,683	\$82,682	
Expense SqFt	\$8.00	\$4.38	\$6.72	
Net Operating Income	\$494,586	\$790,049	\$100,318	
Full Market Value	\$3,068,997	\$5,130,000	\$692,000	
Market Value per SqFt	\$55.85	\$95.74	\$56.24	
Distance from Condominium in miles		3.58	3.41	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-03727-7501	4-03540-0037	4-03578-0075	
Condominium Section	0378-R1			
Address	56 CLOVER PLACE	10 WYCKOFF AVENUE	1812 SUMMERFIELD STREET	
Neighborhood	GLENDALE	RIDGEWOOD	RIDGEWOOD	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	28	24	12	
Year Built		1929	1927	
Gross SqFt	20,320	18,000	9,443	
Estimated Gross Income	\$245,466	\$201,312	\$122,463	
Gross Income per SqFt	\$12.08	\$11.18	\$12.97	
Estimated Expense	\$96,114	\$92,938	\$40,560	
Expense SqFt	\$4.73	\$5.16	\$4.30	
Net Operating Income	\$149,352	\$108,374	\$81,903	
Full Market Value	\$965,010	\$699,000	\$364,000	
Market Value per SqFt	\$47.49	\$38.83	\$38.55	
Distance from Condominium in miles		0.38	0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04044-7501	4-04977-0021	4-04994-0070	
Condominium Section	0534-R1			
Address	14 110 STREET	137 NORTHERN BOULEVARD	139 35 AVENUE	
Neighborhood	COLLEGE POINT	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	33	71	103	
Year Built	2002	2000	1971	
Gross SqFt	30,185	67,324	78,474	
Estimated Gross Income	\$623,018	\$1,423,576	\$1,578,645	
Gross Income per SqFt	\$20.64	\$21.15	\$20.12	
Estimated Expense	\$211,597	\$373,583	\$664,847	
Expense SqFt	\$7.01	\$5.55	\$8.47	
Net Operating Income	\$411,421	\$1,049,993	\$913,798	
Full Market Value	\$2,850,993	\$7,590,000	\$6,468,000	
Market Value per SqFt	\$94.45	\$112.74	\$82.42	
Distance from Condominium in miles		2.13	2.12	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04129-7501	4-04260-0025	4-04957-0080	
Condominium Section	0180-R1			
Address	18 123 STREET	122 25 ROAD	139 34 ROAD	
Neighborhood	COLLEGE POINT	COLLEGE POINT	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	19	46	
Year Built	1986	1978	1928	
Gross SqFt	6,901	11,712	35,400	
Estimated Gross Income	\$95,993	\$160,156	\$500,445	
Gross Income per SqFt	\$13.91	\$13.67	\$14.14	
Estimated Expense	\$48,307	\$48,756	\$261,435	
Expense SqFt	\$7.00	\$4.16	\$7.39	
Net Operating Income	\$47,686	\$111,400	\$239,010	
Full Market Value	\$329,000	\$550,000	\$1,606,000	
Market Value per SqFt	\$47.67	\$46.96	\$45.37	
Distance from Condominium in miles		0.51	1.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04259-7501	4-04229-0012	4-04226-0015	
Condominium Section	0091-R1			
Address	122 25 ROAD	23 125 STREET	23 122 STREET	
Neighborhood	COLLEGE POINT	COLLEGE POINT	COLLEGE POINT	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	15	12	16	
Year Built	1983	1950	1983	
Gross SqFt	11,076	10,200	12,144	
Estimated Gross Income	\$154,732	\$145,248	\$166,327	
Gross Income per SqFt	\$13.97	\$14.24	\$13.70	
Estimated Expense	\$65,791	\$78,438	\$50,890	
Expense SqFt	\$5.94	\$7.69	\$4.19	
Net Operating Income	\$88,941	\$66,810	\$115,437	
Full Market Value	\$587,398	\$463,000	\$569,000	
Market Value per SqFt	\$53.03	\$45.39	\$46.85	
Distance from Condominium in miles		0.18	0.10	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04409-7502	4-04977-0017	4-04977-0021	
Condominium Section	0711-R1			
Address	31 137 STREET	136 NORTHERN BOULEVARD	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	16	63	71	
Year Built	2007	2000	2000	
Gross SqFt	14,400	52,477	67,324	
Estimated Gross Income	\$316,800	\$1,201,088	\$1,423,576	
Gross Income per SqFt	\$22.00	\$22.89	\$21.15	
Estimated Expense	\$95,040	\$341,798	\$373,583	
Expense SqFt	\$6.60	\$6.51	\$5.55	
Net Operating Income	\$221,760	\$859,290	\$1,049,993	
Full Market Value	\$1,630,002	\$6,276,000	\$7,590,000	
Market Value per SqFt	\$113.19	\$119.60	\$112.74	
Distance from Condominium in miles		0.43	0.43	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04410-7501	4-04955-0029	4-05200-0006	
Condominium Section	0370-R1			
Address	137 32 AVENUE	33 UNION STREET	140 45 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	D6-ELEVATOR	
Total Units	23	13	72	
Year Built	1990	2003	1996	
Gross SqFt	22,528	9,044	49,340	
Estimated Gross Income	\$326,656	\$171,764	\$687,800	
Gross Income per SqFt	\$14.50	\$18.99	\$13.94	
Estimated Expense	\$139,223	\$56,045	\$343,900	
Expense SqFt	\$6.18	\$6.20	\$6.97	
Net Operating Income	\$187,433	\$115,719	\$343,900	
Full Market Value	\$1,234,000	\$538,000	\$1,500,000	
Market Value per SqFt	\$54.78	\$59.49	\$30.40	
Distance from Condominium in miles		0.18	1.33	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04410-7503	4-04977-0017	4-03169-0021	
Condominium Section	0696-R1			
Address	137 31 ROAD	136 NORTHERN BOULEVARD	99 67 ROAD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	34	63	29	
Year Built	2007	2000	2001	
Gross SqFt	38,616	52,477	22,662	
Estimated Gross Income	\$965,400	\$1,201,088	\$637,733	
Gross Income per SqFt	\$25.00	\$22.89	\$28.14	
Estimated Expense	\$308,928	\$341,798	\$168,204	
Expense SqFt	\$8.00	\$6.51	\$7.42	
Net Operating Income	\$656,472	\$859,290	\$469,529	
Full Market Value	\$4,777,660	\$6,276,000	\$3,379,000	
Market Value per SqFt	\$123.72	\$119.60	\$149.10	
Distance from Condominium in miles		0.44	3.31	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04414-7501	4-05193-0039	4-05121-0050	
Condominium Section	0476-R1			
Address	31 UNION STREET	43 ROBINSON STREET	134 MAPLE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	20	12	49	
Year Built	2006	2006	1968	
Gross SqFt	18,668	10,168	33,490	
Estimated Gross Income	\$344,425	\$211,560	\$538,591	
Gross Income per SqFt	\$18.45	\$20.81	\$16.08	
Estimated Expense	\$118,542	\$37,148	\$302,949	
Expense SqFt	\$6.35	\$3.65	\$9.05	
Net Operating Income	\$225,883	\$174,412	\$235,642	
Full Market Value	\$1,567,999	\$1,243,000	\$1,606,000	
Market Value per SqFt	\$83.99	\$122.25	\$47.95	
Distance from Condominium in miles		1.11	0.93	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04414-7502	4-04955-0029	4-05019-0100	
Condominium Section	0517-R1			
Address	140 31 DRIVE	33 UNION STREET	136 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	20	13	8	
Year Built	2005	2003	1999	
Gross SqFt	15,422	9,044	7,650	
Estimated Gross Income	\$359,333	\$171,764	\$210,135	
Gross Income per SqFt	\$23.30	\$18.99	\$27.47	
Estimated Expense	\$107,954	\$56,045	\$37,124	
Expense SqFt	\$7.00	\$6.20	\$4.85	
Net Operating Income	\$251,379	\$115,719	\$173,011	
Full Market Value	\$1,745,002	\$538,000	\$1,996,000	
Market Value per SqFt	\$113.15	\$59.49	\$260.92	
Distance from Condominium in miles		0.13	0.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04414-7503	4-04955-0029	4-05019-0100	
Condominium Section	0559-R1			
Address	31 UNION STREET	33 UNION STREET	136 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	10	13	8	
Year Built	2007	2003	1999	
Gross SqFt	13,008	9,044	7,650	
Estimated Gross Income	\$303,086	\$171,764	\$210,135	
Gross Income per SqFt	\$23.30	\$18.99	\$27.47	
Estimated Expense	\$91,056	\$56,045	\$37,124	
Expense SqFt	\$7.00	\$6.20	\$4.85	
Net Operating Income	\$212,030	\$115,719	\$173,011	
Full Market Value	\$1,472,003	\$538,000	\$1,996,000	
Market Value per SqFt	\$113.16	\$59.49	\$260.92	
Distance from Condominium in miles		0.13	0.67	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04414-7504	4-04955-0029	4-05019-0100	
Condominium Section	0579-R1			
Address	31 UNION STREET	33 UNION STREET	136 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	32	13	8	
Year Built	2007	2003	1999	
Gross SqFt	40,800	9,044	7,650	
Estimated Gross Income	\$950,640	\$171,764	\$210,135	
Gross Income per SqFt	\$23.30	\$18.99	\$27.47	
Estimated Expense	\$306,000	\$56,045	\$37,124	
Expense SqFt	\$7.50	\$6.20	\$4.85	
Net Operating Income	\$644,640	\$115,719	\$173,011	
Full Market Value	\$4,455,000	\$538,000	\$1,996,000	
Market Value per SqFt	\$109.19	\$59.49	\$260.92	
Distance from Condominium in miles		0.13	0.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04414-7505	4-04995-0050	4-04977-0021	
Condominium Section	0670-R1			
Address	140 32 AVENUE	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	60	41	71	
Year Built	2007	2004	2000	
Gross SqFt	60,201	39,000	67,324	
Estimated Gross Income	\$1,282,281	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.30	\$21.44	\$21.15	
Estimated Expense	\$393,113	\$292,600	\$373,583	
Expense SqFt	\$6.53	\$7.50	\$5.55	
Net Operating Income	\$889,168	\$543,400	\$1,049,993	
Full Market Value	\$6,623,323	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$110.02	\$96.36	\$112.74	
Distance from Condominium in miles		0.33	0.46	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04516-7501	4-05019-0100	4-05285-0010	
Condominium Section	0563-R1			
Address	150 12 AVENUE	136 41 AVENUE	163 CROCHERON AVENUE	
Neighborhood	WHITESTONE	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	49	8	15	
Year Built	2006	1999	1964	
Gross SqFt	39,140	7,650	11,866	
Estimated Gross Income	\$900,220	\$210,135	\$213,969	
Gross Income per SqFt	\$23.00	\$27.47	\$18.03	
Estimated Expense	\$352,260	\$37,124	\$69,523	
Expense SqFt	\$9.00	\$4.85	\$5.86	
Net Operating Income	\$547,960	\$173,011	\$144,446	
Full Market Value	\$3,828,999	\$1,996,000	\$1,041,000	
Market Value per SqFt	\$97.83	\$260.92	\$87.73	
Distance from Condominium in miles		2.32	2.09	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04672-7501	4-06098-0001	4-04465-0175	
Condominium Section	0074-R1			
Address	149 22 AVENUE	209 34 AVENUE	13 147 STREET	
Neighborhood	WHITESTONE	BAYSIDE	WHITESTONE	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	20	12	36	
Year Built	1947	1932	1950	
Gross SqFt	14,950	11,900	24,927	
Estimated Gross Income	\$209,300	\$189,567	\$474,128	
Gross Income per SqFt	\$14.00	\$15.93	\$19.02	
Estimated Expense	\$86,710	\$91,035	\$241,346	
Expense SqFt	\$5.80	\$7.65	\$9.68	
Net Operating Income	\$122,590	\$98,532	\$232,782	
Full Market Value	\$717,200	\$577,000	\$1,474,000	
Market Value per SqFt	\$47.97	\$48.49	\$59.13	
Distance from Condominium in miles		2.05	0.62	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04952-7501	4-04955-0029	4-04977-0090	4-05019-0100
Condominium Section	0423-R1			
Address	32 LINDEN PLACE	33 UNION STREET	136 37 AVENUE	136 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D6-ELEVATOR	C7-WALK-UP
Total Units	18	13	64	8
Year Built	2002	2003	1997	1999
Gross SqFt	16,915	9,044	71,600	7,650
Estimated Gross Income	\$333,733	\$171,764	\$1,412,993	\$210,135
Gross Income per SqFt	\$19.73	\$18.99	\$19.73	\$27.47
Estimated Expense	\$111,639	\$56,045	\$352,414	\$37,124
Expense SqFt	\$6.60	\$6.20	\$4.92	\$4.85
Net Operating Income	\$222,094	\$115,719	\$1,060,579	\$173,011
Full Market Value	\$1,499,999	\$538,000	\$7,592,000	\$1,996,000
Market Value per SqFt	\$88.68	\$59.49	\$106.03	\$260.92
Distance from Condominium in miles		0.16	0.33	0.56

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04954-7501	4-04955-0029	4-05019-0100	
Condominium Section	0621-R1			
Address	32 UNION STREET	33 UNION STREET	136 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C7-WALK-UP	C7-WALK-UP	
Total Units	23	13	8	
Year Built	2007	2003	1999	
Gross SqFt	26,228	9,044	7,650	
Estimated Gross Income	\$611,112	\$171,764	\$210,135	
Gross Income per SqFt	\$23.30	\$18.99	\$27.47	
Estimated Expense	\$170,482	\$56,045	\$37,124	
Expense SqFt	\$6.50	\$6.20	\$4.85	
Net Operating Income	\$440,630	\$115,719	\$173,011	
Full Market Value	\$3,123,000	\$538,000	\$1,996,000	
Market Value per SqFt	\$119.07	\$59.49	\$260.92	
Distance from Condominium in miles		0.07	0.60	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04955-7512	4-04955-0029	4-04977-0090	
Condominium Section	0278-R1			
Address	139 34 AVENUE	33 UNION STREET	136 37 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	D6-ELEVATOR	
Total Units	4	13	64	
Year Built	1987	2003	1997	
Gross SqFt	4,010	9,044	71,600	
Estimated Gross Income	\$64,160	\$171,764	\$1,412,993	
Gross Income per SqFt	\$16.00	\$18.99	\$19.73	
Estimated Expense	\$22,296	\$56,045	\$352,414	
Expense SqFt	\$5.56	\$6.20	\$4.92	
Net Operating Income	\$41,864	\$115,719	\$1,060,579	
Full Market Value	\$223,303	\$538,000	\$7,592,000	
Market Value per SqFt	\$55.69	\$59.49	\$106.03	
Distance from Condominium in miles		0.00	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04956-7501	4-05193-0039	4-05121-0050	
Condominium Section	0222-R1			
Address	35 LEAVITT STREET	43 ROBINSON STREET	134 MAPLE AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	24	12	49	
Year Built	1987	2006	1968	
Gross SqFt	23,100	10,168	33,490	
Estimated Gross Income	\$346,500	\$211,560	\$538,591	
Gross Income per SqFt	\$15.00	\$20.81	\$16.08	
Estimated Expense	\$133,980	\$37,148	\$302,949	
Expense SqFt	\$5.80	\$3.65	\$9.05	
Net Operating Income	\$212,520	\$174,412	\$235,642	
Full Market Value	\$1,111,002	\$1,243,000	\$1,606,000	
Market Value per SqFt	\$48.10	\$122.25	\$47.95	
Distance from Condominium in miles		0.92	0.69	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04958-7501	4-04958-0010	4-04949-0064	
Condominium Section	0431-R1			
Address	134 35 AVENUE	134 35 AVENUE	33 PRINCE STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	12	20	12	
Year Built	1996	1915	1926	
Gross SqFt	8,730	13,850	6,000	
Estimated Gross Income	\$148,410	\$260,657	\$106,320	
Gross Income per SqFt	\$17.00	\$18.82	\$17.72	
Estimated Expense	\$54,126	\$125,204	\$53,160	
Expense SqFt	\$6.20	\$9.04	\$8.86	
Net Operating Income	\$94,284	\$135,453	\$53,160	
Full Market Value	\$628,001	\$629,000	\$328,000	
Market Value per SqFt	\$71.94	\$45.42	\$54.67	
Distance from Condominium in miles		0.00	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04960-7501	4-04977-0021	4-04977-0017	4-04977-0090
Condominium Section	0549-R1			
Address	35 LEAVITT STREET	137 NORTHERN BOULEVARD	136 NORTHERN BOULEVARD	136 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D6-ELEVATOR
Total Units	54	71	63	64
Year Built	2004	2000	2000	1997
Gross SqFt	60,665	67,324	52,477	71,600
Estimated Gross Income	\$1,091,970	\$1,423,576	\$1,201,088	\$1,412,993
Gross Income per SqFt	\$18.00	\$21.15	\$22.89	\$19.73
Estimated Expense	\$336,691	\$373,583	\$341,798	\$352,414
Expense SqFt	\$5.55	\$5.55	\$6.51	\$4.92
Net Operating Income	\$755,279	\$1,049,993	\$859,290	\$1,060,579
Full Market Value	\$4,620,007	\$7,590,000	\$6,276,000	\$7,592,000
Market Value per SqFt	\$76.16	\$112.74	\$119.60	\$106.03
Distance from Condominium in miles		0.13	0.13	0.13

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04960-7502	4-04995-0050	4-04977-0021	
Condominium Section	0521-R1			
Address	136 35 AVENUE	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	28	41	71	
Year Built	2007	2004	2000	
Gross SqFt	25,777	39,000	67,324	
Estimated Gross Income	\$552,659	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.44	\$21.44	\$21.15	
Estimated Expense	\$168,324	\$292,600	\$373,583	
Expense SqFt	\$6.53	\$7.50	\$5.55	
Net Operating Income	\$384,335	\$543,400	\$1,049,993	
Full Market Value	\$2,819,996	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$109.40	\$96.36	\$112.74	
Distance from Condominium in miles		0.41	0.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04970-7501	4-04977-0017	4-09760-0022	
Condominium Section	0511-R1			
Address	59 MAIN STREET	136 NORTHERN BOULEVARD	90 161 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	JAMAICA	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D6-ELEVATOR	
Total Units	47	63	96	
Year Built	2003	2000	2003	
Gross SqFt	48,785	52,477	54,496	
Estimated Gross Income	\$1,195,233	\$1,201,088	\$1,515,247	
Gross Income per SqFt	\$24.50	\$22.89	\$27.80	
Estimated Expense	\$390,280	\$341,798	\$494,525	
Expense SqFt	\$8.00	\$6.51	\$9.07	
Net Operating Income	\$804,953	\$859,290	\$1,020,722	
Full Market Value	\$5,625,998	\$6,276,000	\$7,353,000	
Market Value per SqFt	\$115.32	\$119.60	\$134.93	
Distance from Condominium in miles		0.26	4.25	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04971-7501	4-04977-0021	4-04994-0041	
Condominium Section	0446-R1			
Address	135 37 AVENUE	137 NORTHERN BOULEVARD	140 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	20	71	44	
Year Built	2004	2000	1987	
Gross SqFt	14,250	67,324	38,640	
Estimated Gross Income	\$285,000	\$1,423,576	\$699,966	
Gross Income per SqFt	\$20.00	\$21.15	\$18.12	
Estimated Expense	\$89,063	\$373,583	\$268,446	
Expense SqFt	\$6.25	\$5.55	\$6.95	
Net Operating Income	\$195,937	\$1,049,993	\$431,520	
Full Market Value	\$1,403,999	\$7,590,000	\$2,816,000	
Market Value per SqFt	\$98.53	\$112.74	\$72.88	
Distance from Condominium in miles		0.15	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04977-7501	4-04977-0021	4-05010-0055	
Condominium Section	0071-R1			
Address	136 37 AVENUE	137 NORTHERN BOULEVARD	36 BOWNE STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	80	71	82	
Year Built	1983	2000	1940	
Gross SqFt	87,612	67,324	78,000	
Estimated Gross Income	\$1,401,792	\$1,423,576	\$1,211,340	
Gross Income per SqFt	\$16.00	\$21.15	\$15.53	
Estimated Expense	\$515,159	\$373,583	\$606,060	
Expense SqFt	\$5.88	\$5.55	\$7.77	
Net Operating Income	\$886,633	\$1,049,993	\$605,280	
Full Market Value	\$5,986,990	\$7,590,000	\$4,146,000	
Market Value per SqFt	\$68.34	\$112.74	\$53.15	
Distance from Condominium in miles		0.00	0.16	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-7501	4-04954-0051	4-04955-0029	
Condominium Section	0010-R1			
Address	140 34 AVENUE	140 33 AVENUE	33 UNION STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	11	8	13	
Year Built	1967	1992	2003	
Gross SqFt	12,655	5,470	9,044	
Estimated Gross Income	\$189,825	\$86,426	\$171,764	
Gross Income per SqFt	\$15.00	\$15.80	\$18.99	
Estimated Expense	\$88,079		\$56,045	
Expense SqFt	\$6.96		\$6.20	
Net Operating Income	\$101,746	\$86,426	\$115,719	
Full Market Value	\$687,001	\$783,000	\$538,000	
Market Value per SqFt	\$54.29	\$143.14	\$59.49	
Distance from Condominium in miles		0.11	0.12	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-7501	4-04954-0051	4-04995-0024	4-04955-0029
Condominium Section	0010-R2			
Address	140 34 AVENUE	140 33 AVENUE	144 34 AVENUE	33 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	3	8	14	13
Year Built	1967	1992	1976	2003
Gross SqFt	4,493	5,470	10,032	9,044
Estimated Gross Income	\$71,888	\$86,426	\$145,867	\$171,764
Gross Income per SqFt	\$16.00	\$15.80	\$14.54	\$18.99
Estimated Expense	\$34,641		\$54,643	\$56,045
Expense SqFt	\$7.71		\$5.45	\$6.20
Net Operating Income	\$37,247	\$86,426	\$91,224	\$115,719
Full Market Value	\$248,000	\$783,000	\$549,000	\$538,000
Market Value per SqFt	\$55.20	\$143.14	\$54.72	\$59.49
Distance from Condominium in miles		0.11	0.19	0.12

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-7501	4-04954-0051	4-04995-0024	4-04955-0029
Condominium Section	0010-R3			
Address	140 34 AVENUE	140 33 AVENUE	144 34 AVENUE	33 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	1	8	14	13
Year Built	1967	1992	1976	2003
Gross SqFt	1,075	5,470	10,032	9,044
Estimated Gross Income	\$17,200	\$86,426	\$145,867	\$171,764
Gross Income per SqFt	\$16.00	\$15.80	\$14.54	\$18.99
Estimated Expense	\$8,288		\$54,643	\$56,045
Expense SqFt	\$7.71		\$5.45	\$6.20
Net Operating Income	\$8,912	\$86,426	\$91,224	\$115,719
Full Market Value	\$59,000	\$783,000	\$549,000	\$538,000
Market Value per SqFt	\$54.88	\$143.14	\$54.72	\$59.49
Distance from Condominium in miles		0.11	0.19	0.12

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04981-7501	4-04994-0078	4-04994-0017	
Condominium Section	0010-R4			
Address	140 34 AVENUE	139 35 AVENUE	140 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	80	90	151	
Year Built	1967	1967	1985	
Gross SqFt	97,877	79,050	158,456	
Estimated Gross Income	\$1,604,204	\$1,306,385	\$2,588,769	
Gross Income per SqFt	\$16.39	\$16.53	\$16.34	
Estimated Expense	\$831,955	\$533,792	\$844,025	
Expense SqFt	\$8.50	\$6.75	\$5.33	
Net Operating Income	\$772,249	\$772,593	\$1,744,744	
Full Market Value	\$5,144,994	\$5,593,000	\$9,394,000	
Market Value per SqFt	\$52.57	\$70.75	\$59.28	
Distance from Condominium in miles		0.08	0.08	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-7501	4-04994-0041	4-04994-0070	
Condominium Section	0085-R1			
Address	139 35 AVENUE	140 34 AVENUE	139 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	36	44	103	
Year Built	1984	1987	1971	
Gross SqFt	34,314	38,640	78,474	
Estimated Gross Income	\$531,867	\$699,966	\$1,578,645	
Gross Income per SqFt	\$15.50	\$18.12	\$20.12	
Estimated Expense	\$240,198	\$268,446	\$664,847	
Expense SqFt	\$7.00	\$6.95	\$8.47	
Net Operating Income	\$291,669	\$431,520	\$913,798	
Full Market Value	\$1,942,988	\$2,816,000	\$6,468,000	
Market Value per SqFt	\$56.62	\$72.88	\$82.42	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-7502	4-04994-0041	4-04954-0051	4-04955-0029
Condominium Section	0103-R1			
Address	140 34 AVENUE	140 34 AVENUE	140 33 AVENUE	33 UNION STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	15	44	8	13
Year Built	1985	1987	1992	2003
Gross SqFt	10,668	38,640	5,470	9,044
Estimated Gross Income	\$170,688	\$699,966	\$86,426	\$171,764
Gross Income per SqFt	\$16.00	\$18.12	\$15.80	\$18.99
Estimated Expense	\$74,143	\$268,446		\$56,045
Expense SqFt	\$6.95	\$6.95		\$6.20
Net Operating Income	\$96,545	\$431,520	\$86,426	\$115,719
Full Market Value	\$695,004	\$2,816,000	\$783,000	\$538,000
Market Value per SqFt	\$65.15	\$72.88	\$143.14	\$59.49
Distance from Condominium in miles		0.00	0.17	0.14

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-7503	4-04994-0070	4-04994-0078	
Condominium Section	0220-R1			
Address	140 34 AVENUE	139 35 AVENUE	139 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	16	103	90	
Year Built	1988	1971	1967	
Gross SqFt	16,140	78,474	79,050	
Estimated Gross Income	\$260,177	\$1,578,645	\$1,306,385	
Gross Income per SqFt	\$16.12	\$20.12	\$16.53	
Estimated Expense	\$104,910	\$664,847	\$533,792	
Expense SqFt	\$6.50	\$8.47	\$6.75	
Net Operating Income	\$155,267	\$913,798	\$772,593	
Full Market Value	\$1,034,001	\$6,468,000	\$5,593,000	
Market Value per SqFt	\$64.06	\$82.42	\$70.75	
Distance from Condominium in miles		0.00	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-7504	4-04994-0070	4-05024-0019	4-05193-0039
Condominium Section	0398-R1			
Address	139 35 AVENUE	139 35 AVENUE	144 38 AVENUE	43 ROBINSON STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	103	70	12
Year Built	1997	1971	1969	2006
Gross SqFt	16,164	78,474	58,411	10,168
Estimated Gross Income	\$307,116	\$1,578,645	\$1,112,655	\$211,560
Gross Income per SqFt	\$19.00	\$20.12	\$19.05	\$20.81
Estimated Expense	\$124,624	\$664,847	\$402,706	\$37,148
Expense SqFt	\$7.71	\$8.47	\$6.89	\$3.65
Net Operating Income	\$182,492	\$913,798	\$709,949	\$174,412
Full Market Value	\$1,224,004	\$6,468,000	\$4,499,000	\$1,243,000
Market Value per SqFt	\$75.72	\$82.42	\$77.02	\$122.25
Distance from Condominium in miles		0.00	0.37	0.88

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-04994-7505	4-04977-0021	4-04995-0050	
Condominium Section	0584-R1			
Address	139 35 AVENUE	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	23	71	41	
Year Built	2007	2000	2004	
Gross SqFt	23,878	67,324	39,000	
Estimated Gross Income	\$508,601	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.30	\$21.15	\$21.44	
Estimated Expense	\$157,117	\$373,583	\$292,600	
Expense SqFt	\$6.58	\$5.55	\$7.50	
Net Operating Income	\$351,484	\$1,049,993	\$543,400	
Full Market Value	\$2,579,001	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$108.01	\$112.74	\$96.36	
Distance from Condominium in miles		0.31	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05002-7501	4-04995-0034	4-05015-0006	
Condominium Section	0213-R1			
Address	139 35 AVENUE	145 34 AVENUE	37 PARSONS BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	48	42	37	
Year Built	1987	1989	1963	
Gross SqFt	31,360	47,516	26,522	
Estimated Gross Income	\$533,120	\$787,815	\$461,900	
Gross Income per SqFt	\$17.00	\$16.58	\$17.42	
Estimated Expense	\$238,022	\$401,985	\$212,385	
Expense SqFt	\$7.59	\$8.46	\$8.01	
Net Operating Income	\$295,098	\$385,830	\$249,515	
Full Market Value	\$2,134,001	\$2,793,000	\$1,801,000	
Market Value per SqFt	\$68.05	\$58.78	\$67.91	
Distance from Condominium in miles		0.21	0.27	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05004-7501	4-04995-0073	4-05022-0018	4-05015-0006
Condominium Section	0181-R1			
Address	35 147 STREET	144 35 AVENUE	143 38 AVENUE	37 PARSONS BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	66	84	109	37
Year Built	1988	1969	1971	1963
Gross SqFt	76,680	76,140	80,241	26,522
Estimated Gross Income	\$1,299,726	\$1,290,387	\$1,426,642	\$461,900
Gross Income per SqFt	\$16.95	\$16.95	\$17.78	\$17.42
Estimated Expense	\$536,760	\$463,275	\$729,629	\$212,385
Expense SqFt	\$7.00	\$6.08	\$9.09	\$8.01
Net Operating Income	\$762,966	\$827,112	\$697,013	\$249,515
Full Market Value	\$5,082,998	\$4,587,000	\$4,763,000	\$1,801,000
Market Value per SqFt	\$66.29	\$60.24	\$59.36	\$67.91
Distance from Condominium in miles		0.13	0.31	0.14

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05004-7502	4-04981-0037	4-04957-0036	
Condominium Section	0439-R1			
Address	146 35 AVENUE	141 33 AVENUE	139 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	18	23	14	
Year Built	2003	2010	2008	
Gross SqFt	18,730	33,873	20,100	
Estimated Gross Income	\$412,060	\$846,825	\$502,500	
Gross Income per SqFt	\$22.00	\$25.00	\$25.00	
Estimated Expense	\$113,878	\$254,048	\$150,750	
Expense SqFt	\$6.08	\$7.50	\$7.50	
Net Operating Income	\$298,182	\$592,777	\$351,750	
Full Market Value	\$1,929,000	\$1,341,000	\$1,097,000	
Market Value per SqFt	\$102.99	\$39.59	\$54.58	
Distance from Condominium in miles		0.31	0.43	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05005-7501	4-04995-0073	4-05026-0024	4-04994-0041
Condominium Section	0316-R1			
Address	147 35 AVENUE	144 35 AVENUE	147 38 AVENUE	140 34 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	84	84	72	44
Year Built	1986	1969	1959	1987
Gross SqFt	66,756	76,140	57,425	38,640
Estimated Gross Income	\$1,131,514	\$1,290,387	\$948,082	\$699,966
Gross Income per SqFt	\$16.95	\$16.95	\$16.51	\$18.12
Estimated Expense	\$467,292	\$463,275	\$387,932	\$268,446
Expense SqFt	\$7.00	\$6.08	\$6.76	\$6.95
Net Operating Income	\$664,222	\$827,112	\$560,150	\$431,520
Full Market Value	\$4,484,998	\$4,587,000	\$4,055,000	\$2,816,000
Market Value per SqFt	\$67.18	\$60.24	\$70.61	\$72.88
Distance from Condominium in miles		0.21	0.18	0.38

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05010-7501	4-05010-0055	4-05046-0045	4-05022-0018
Condominium Section	0025-R1			
Address	36 UNION STREET	36 BOWNE STREET	142 BARCLAY AVENUE	143 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	41	82	42	109
Year Built	1979	1940	1970	1971
Gross SqFt	37,255	78,000	38,657	80,241
Estimated Gross Income	\$587,884	\$1,211,340	\$610,012	\$1,426,642
Gross Income per SqFt	\$15.78	\$15.53	\$15.78	\$17.78
Estimated Expense	\$279,413	\$606,060	\$264,458	\$729,629
Expense SqFt	\$7.50	\$7.77	\$6.84	\$9.09
Net Operating Income	\$308,471	\$605,280	\$345,554	\$697,013
Full Market Value	\$2,068,991	\$4,146,000	\$2,046,000	\$4,763,000
Market Value per SqFt	\$55.54	\$53.15	\$52.93	\$59.36
Distance from Condominium in miles		0.00	0.31	0.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05010-7502	4-05022-0018	4-04994-0078	
Condominium Section	0151-R1			
Address	36 UNION STREET	143 38 AVENUE	139 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	63	109	90	
Year Built	1987	1971	1967	
Gross SqFt	66,196	80,241	79,050	
Estimated Gross Income	\$1,137,247	\$1,426,642	\$1,306,385	
Gross Income per SqFt	\$17.18	\$17.78	\$16.53	
Estimated Expense	\$538,173	\$729,629	\$533,792	
Expense SqFt	\$8.13	\$9.09	\$6.75	
Net Operating Income	\$599,074	\$697,013	\$772,593	
Full Market Value	\$4,045,000	\$4,763,000	\$5,593,000	
Market Value per SqFt	\$61.11	\$59.36	\$70.75	
Distance from Condominium in miles		0.20	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05010-7504	4-04995-0050	4-04977-0021	
Condominium Section	0472-R1			
Address	142 37 AVENUE	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	30	41	71	
Year Built	2005	2004	2000	
Gross SqFt	20,352	39,000	67,324	
Estimated Gross Income	\$436,347	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.44	\$21.44	\$21.15	
Estimated Expense	\$139,615	\$292,600	\$373,583	
Expense SqFt	\$6.86	\$7.50	\$5.55	
Net Operating Income	\$296,732	\$543,400	\$1,049,993	
Full Market Value	\$2,176,992	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$106.97	\$96.36	\$112.74	
Distance from Condominium in miles		0.32	0.16	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05013-7501	4-04957-0036	4-05102-0052	
Condominium Section	0540-R1			
Address	143 37 AVENUE	139 34 AVENUE	132 POPLA AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	19	14	13	
Year Built	2005	2008	2006	
Gross SqFt	21,000	20,100	22,000	
Estimated Gross Income	\$450,240	\$502,500	\$572,000	
Gross Income per SqFt	\$21.44	\$25.00	\$26.00	
Estimated Expense	\$137,130	\$150,750	\$171,600	
Expense SqFt	\$6.53	\$7.50	\$7.80	
Net Operating Income	\$313,110	\$351,750	\$400,400	
Full Market Value	\$2,298,999	\$1,097,000	\$2,767,000	
Market Value per SqFt	\$109.48	\$54.58	\$125.77	
Distance from Condominium in miles		0.34	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05014-7501	4-05015-0006	4-04995-0034	
Condominium Section	0255-R1			
Address	144 37 AVENUE	37 PARSONS BOULEVARD	145 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	16	37	42	
Year Built	1989	1963	1989	
Gross SqFt	10,480	26,522	47,516	
Estimated Gross Income	\$178,160	\$461,900	\$787,815	
Gross Income per SqFt	\$17.00	\$17.42	\$16.58	
Estimated Expense	\$79,543	\$212,385	\$401,985	
Expense SqFt	\$7.59	\$8.01	\$8.46	
Net Operating Income	\$98,617	\$249,515	\$385,830	
Full Market Value	\$623,696	\$1,801,000	\$2,793,000	
Market Value per SqFt	\$59.51	\$67.91	\$58.78	
Distance from Condominium in miles		0.05	0.16	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05015-7501	4-05005-0045	4-05024-0077	
Condominium Section	0245-R1			
Address	144 37 AVENUE	35 149 STREET	144 ROOSEVELT AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	16	20	
Year Built	1988	1975	1931	
Gross SqFt	13,997	12,120	13,566	
Estimated Gross Income	\$237,249	\$173,225	\$263,587	
Gross Income per SqFt	\$16.95	\$14.29	\$19.43	
Estimated Expense	\$104,978	\$91,889	\$123,858	
Expense SqFt	\$7.50	\$7.58	\$9.13	
Net Operating Income	\$132,271	\$81,336	\$139,729	
Full Market Value	\$785,391	\$564,000	\$824,000	
Market Value per SqFt	\$56.11	\$46.53	\$60.74	
Distance from Condominium in miles		0.20	0.07	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05017-7501	4-05005-0045	4-05004-0006	4-05004-0008
Condominium Section	0263-R1			
Address	37 149 STREET	35 149 STREET	35 146 STREET	35 146 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	29	16	16	16
Year Built	1955	1975	1929	1929
Gross SqFt	27,000	12,120	10,400	10,400
Estimated Gross Income	\$385,830	\$173,225	\$167,546	\$167,546
Gross Income per SqFt	\$14.29	\$14.29	\$16.11	\$16.11
Estimated Expense	\$189,000	\$91,889	\$61,089	\$60,033
Expense SqFt	\$7.00	\$7.58	\$5.87	\$5.77
Net Operating Income	\$196,830	\$81,336	\$106,457	\$107,513
Full Market Value	\$1,311,000	\$564,000	\$643,000	\$643,000
Market Value per SqFt	\$48.56	\$46.53	\$61.83	\$61.83
Distance from Condominium in miles		0.13	0.20	0.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05020-7501	4-05022-0018	4-04994-0041	
Condominium Section	0134-R1			
Address	142 38 AVENUE	143 38 AVENUE	140 34 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	18	109	44	
Year Built	1987	1971	1987	
Gross SqFt	18,120	80,241	38,640	
Estimated Gross Income	\$325,254	\$1,426,642	\$699,966	
Gross Income per SqFt	\$17.95	\$17.78	\$18.12	
Estimated Expense	\$135,900	\$729,629	\$268,446	
Expense SqFt	\$7.50	\$9.09	\$6.95	
Net Operating Income	\$189,354	\$697,013	\$431,520	
Full Market Value	\$1,279,001	\$4,763,000	\$2,816,000	
Market Value per SqFt	\$70.59	\$59.36	\$72.88	
Distance from Condominium in miles		0.13	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05020-7502	4-05022-0018	4-04994-0041	4-05025-0008
Condominium Section	0427-R1			
Address	142 38 AVENUE	143 38 AVENUE	140 34 AVENUE	144 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	50	109	44	84
Year Built	2001	1971	1987	1973
Gross SqFt	48,993	80,241	38,640	65,292
Estimated Gross Income	\$930,867	\$1,426,642	\$699,966	\$1,391,839
Gross Income per SqFt	\$19.00	\$17.78	\$18.12	\$21.32
Estimated Expense	\$340,991	\$729,629	\$268,446	\$519,368
Expense SqFt	\$6.96	\$9.09	\$6.95	\$7.95
Net Operating Income	\$589,876	\$697,013	\$431,520	\$872,471
Full Market Value	\$4,009,999	\$4,763,000	\$2,816,000	\$5,577,000
Market Value per SqFt	\$81.85	\$59.36	\$72.88	\$85.42
Distance from Condominium in miles		0.13	0.33	0.30

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05022-7502	4-05022-0018	4-05025-0064	
Condominium Section	0162-R1			
Address	143 ROOSEVELT AVENUE	143 38 AVENUE	144 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	134	109	137	
Year Built	1987	1971	1962	
Gross SqFt	98,000	80,241	107,761	
Estimated Gross Income	\$1,699,320	\$1,426,642	\$1,820,528	
Gross Income per SqFt	\$17.34	\$17.78	\$16.89	
Estimated Expense	\$717,360	\$729,629	\$598,242	
Expense SqFt	\$7.32	\$9.09	\$5.55	
Net Operating Income	\$981,960	\$697,013	\$1,222,286	
Full Market Value	\$6,630,998	\$4,763,000	\$6,479,000	
Market Value per SqFt	\$67.66	\$59.36	\$60.12	
Distance from Condominium in miles		0.00	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05022-7503	4-05048-0013	4-05024-0019	
Condominium Section	0581-R1			
Address	38 PARSONS BOULEVARD	143 41 AVENUE	144 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	D1-ELEVATOR	
Total Units	40	18	70	
Year Built	2007	1979	1969	
Gross SqFt	40,400	13,722	58,411	
Estimated Gross Income	\$888,800	\$345,108	\$1,112,655	
Gross Income per SqFt	\$22.00	\$25.15	\$19.05	
Estimated Expense	\$270,680	\$148,335	\$402,706	
Expense SqFt	\$6.70	\$10.81	\$6.89	
Net Operating Income	\$618,120	\$196,773	\$709,949	
Full Market Value	\$4,537,998	\$1,429,000	\$4,499,000	
Market Value per SqFt	\$112.33	\$104.14	\$77.02	
Distance from Condominium in miles		0.15	0.16	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-7501	4-05025-0064	4-05024-0019	
Condominium Section	0042-R1			
Address	144 ROOSEVELT AVENUE	144 41 AVENUE	144 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	80	137	70	
Year Built	1983	1962	1969	
Gross SqFt	101,624	107,761	58,411	
Estimated Gross Income	\$1,871,914	\$1,820,528	\$1,112,655	
Gross Income per SqFt	\$18.42	\$16.89	\$19.05	
Estimated Expense	\$811,976	\$598,242	\$402,706	
Expense SqFt	\$7.99	\$5.55	\$6.89	
Net Operating Income	\$1,059,938	\$1,222,286	\$709,949	
Full Market Value	\$7,062,010	\$6,479,000	\$4,499,000	
Market Value per SqFt	\$69.49	\$60.12	\$77.02	
Distance from Condominium in miles		0.08	0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-7502	4-05024-0019	4-05015-0006	4-05025-0064
Condominium Section	0081-R1			
Address	38 147 STREET	144 38 AVENUE	37 PARSONS BOULEVARD	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	70	37	137
Year Built	1984	1969	1963	1962
Gross SqFt	37,304	58,411	26,522	107,761
Estimated Gross Income	\$649,836	\$1,112,655	\$461,900	\$1,820,528
Gross Income per SqFt	\$17.42	\$19.05	\$17.42	\$16.89
Estimated Expense	\$298,805	\$402,706	\$212,385	\$598,242
Expense SqFt	\$8.01	\$6.89	\$8.01	\$5.55
Net Operating Income	\$351,031	\$709,949	\$249,515	\$1,222,286
Full Market Value	\$2,353,996	\$4,499,000	\$1,801,000	\$6,479,000
Market Value per SqFt	\$63.10	\$77.02	\$67.91	\$60.12
Distance from Condominium in miles		0.00	0.07	0.08

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-7503	4-05024-0019	4-05015-0006	4-05025-0064
Condominium Section	0238-R1			
Address	144 38 AVENUE	144 38 AVENUE	37 PARSONS BOULEVARD	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	70	37	137
Year Built	1989	1969	1963	1962
Gross SqFt	17,905	58,411	26,522	107,761
Estimated Gross Income	\$311,905	\$1,112,655	\$461,900	\$1,820,528
Gross Income per SqFt	\$17.42	\$19.05	\$17.42	\$16.89
Estimated Expense	\$143,419	\$402,706	\$212,385	\$598,242
Expense SqFt	\$8.01	\$6.89	\$8.01	\$5.55
Net Operating Income	\$168,486	\$709,949	\$249,515	\$1,222,286
Full Market Value	\$1,137,995	\$4,499,000	\$1,801,000	\$6,479,000
Market Value per SqFt	\$63.56	\$77.02	\$67.91	\$60.12
Distance from Condominium in miles		0.00	0.07	0.08

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-7504	4-05024-0019	4-05015-0006	
Condominium Section	0424-R1			
Address	38 147 STREET	144 38 AVENUE	37 PARSONS BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	32	70	37	
Year Built	2002	1969	1963	
Gross SqFt	22,936	58,411	26,522	
Estimated Gross Income	\$436,931	\$1,112,655	\$461,900	
Gross Income per SqFt	\$19.05	\$19.05	\$17.42	
Estimated Expense	\$158,029	\$402,706	\$212,385	
Expense SqFt	\$6.89	\$6.89	\$8.01	
Net Operating Income	\$278,902	\$709,949	\$249,515	
Full Market Value	\$2,012,998	\$4,499,000	\$1,801,000	
Market Value per SqFt	\$87.77	\$77.02	\$67.91	
Distance from Condominium in miles		0.00	0.07	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05024-7505	4-04977-0017	4-03169-0021	
Condominium Section	0699-R1			
Address	144 ROOSEVELT AVENUE	136 NORTHERN BOULEVARD	99 67 ROAD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	14	63	29	
Year Built	2008	2000	2001	
Gross SqFt	13,290	52,477	22,662	
Estimated Gross Income	\$338,895	\$1,201,088	\$637,733	
Gross Income per SqFt	\$25.50	\$22.89	\$28.14	
Estimated Expense	\$99,675	\$341,798	\$168,204	
Expense SqFt	\$7.50	\$6.51	\$7.42	
Net Operating Income	\$239,220	\$859,290	\$469,529	
Full Market Value	\$1,784,001	\$6,276,000	\$3,379,000	
Market Value per SqFt	\$134.24	\$119.60	\$149.10	
Distance from Condominium in miles		0.47	3.16	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05025-7501	4-05025-0008	4-05024-0019	
Condominium Section	0413-R1			
Address	144 ROOSEVELT AVENUE	144 ROOSEVELT AVENUE	144 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	26	84	70	
Year Built	2001	1973	1969	
Gross SqFt	22,635	65,292	58,411	
Estimated Gross Income	\$475,335	\$1,391,839	\$1,112,655	
Gross Income per SqFt	\$21.00	\$21.32	\$19.05	
Estimated Expense	\$167,952	\$519,368	\$402,706	
Expense SqFt	\$7.42	\$7.95	\$6.89	
Net Operating Income	\$307,383	\$872,471	\$709,949	
Full Market Value	\$2,118,998	\$5,577,000	\$4,499,000	
Market Value per SqFt	\$93.62	\$85.42	\$77.02	
Distance from Condominium in miles		0.00	0.08	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05026-7501	4-05016-0011	4-05025-0064	4-05050-0039
Condominium Section	0111-R1			
Address	147 ROOSEVELT AVENUE	37 147 STREET	144 41 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	48	95	137	101
Year Built	1956	1962	1962	1972
Gross SqFt	53,920	80,173	107,761	85,602
Estimated Gross Income	\$859,485	\$1,215,485	\$1,820,528	\$1,364,599
Gross Income per SqFt	\$15.94	\$15.16	\$16.89	\$15.94
Estimated Expense	\$431,899	\$547,312	\$598,242	\$685,323
Expense SqFt	\$8.01	\$6.83	\$5.55	\$8.01
Net Operating Income	\$427,586	\$668,173	\$1,222,286	\$679,276
Full Market Value	\$2,918,007	\$3,762,000	\$6,479,000	\$4,636,000
Market Value per SqFt	\$54.12	\$46.92	\$60.12	\$54.16
Distance from Condominium in miles		0.08	0.17	0.21

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05027-7501	4-05055-0016	4-05024-0016	
Condominium Section	0176-R1			
Address	147 ROOSEVELT AVENUE	41 149 STREET	144 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	14	11	16	
Year Built	1987	1982	1980	
Gross SqFt	19,398	6,931	10,359	
Estimated Gross Income	\$349,552	\$130,996	\$221,469	
Gross Income per SqFt	\$18.02	\$18.90	\$21.38	
Estimated Expense	\$155,184	\$61,547	\$78,808	
Expense SqFt	\$8.00	\$8.88	\$7.61	
Net Operating Income	\$194,368	\$69,449	\$142,661	
Full Market Value	\$1,330,001	\$426,000	\$636,000	
Market Value per SqFt	\$68.56	\$61.46	\$61.40	
Distance from Condominium in miles		0.16	0.18	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05027-7502	4-05024-0016	4-05005-0045	4-05024-0073
Condominium Section	0261-R1			
Address	147 ROOSEVELT AVENUE	144 38 AVENUE	35 149 STREET	144 ROOSEVELT AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	16	20
Year Built	1988	1980	1975	1930
Gross SqFt	36,340	10,359	12,120	12,768
Estimated Gross Income	\$611,239	\$221,469	\$173,225	\$216,220
Gross Income per SqFt	\$16.82	\$21.38	\$14.29	\$16.93
Estimated Expense	\$248,202	\$78,808	\$91,889	\$101,778
Expense SqFt	\$6.83	\$7.61	\$7.58	\$7.97
Net Operating Income	\$363,037	\$142,661	\$81,336	\$114,442
Full Market Value	\$2,468,004	\$636,000	\$564,000	\$593,000
Market Value per SqFt	\$67.91	\$61.40	\$46.53	\$46.44
Distance from Condominium in miles		0.18	0.26	0.18

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7501	4-05104-0027	4-04977-0021	4-05193-0039
Condominium Section	0420-R1			
Address	132 41 ROAD	132 POPE AVENUE	137 NORTHERN BOULEVARD	43 ROBINSON STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	33	71	12
Year Built	2001	1990	2000	2006
Gross SqFt	15,000	43,957	67,324	10,168
Estimated Gross Income	\$317,250	\$939,801	\$1,423,576	\$211,560
Gross Income per SqFt	\$21.15	\$21.38	\$21.15	\$20.81
Estimated Expense	\$105,000	\$432,097	\$373,583	\$37,148
Expense SqFt	\$7.00	\$9.83	\$5.55	\$3.65
Net Operating Income	\$212,250	\$507,704	\$1,049,993	\$174,412
Full Market Value	\$1,452,999	\$3,724,000	\$7,590,000	\$1,243,000
Market Value per SqFt	\$96.87	\$84.72	\$112.74	\$122.25
Distance from Condominium in miles		0.23	0.46	0.65

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7502	4-05104-0027	4-04977-0021	
Condominium Section	0428-R1			
Address	41 COLLEGE POINT BOULEVAR	132 POPLE AVENUE	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	47	33	71	
Year Built	2002	1990	2000	
Gross SqFt	41,800	43,957	67,324	
Estimated Gross Income	\$889,086	\$939,801	\$1,423,576	
Gross Income per SqFt	\$21.27	\$21.38	\$21.15	
Estimated Expense	\$313,500	\$432,097	\$373,583	
Expense SqFt	\$7.50	\$9.83	\$5.55	
Net Operating Income	\$575,586	\$507,704	\$1,049,993	
Full Market Value	\$3,940,000	\$3,724,000	\$7,590,000	
Market Value per SqFt	\$94.26	\$84.72	\$112.74	
Distance from Condominium in miles		0.23	0.46	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7503	4-05193-0039	4-04995-0050	
Condominium Section	0453-R1			
Address	132 41 ROAD	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	9	12	41	
Year Built	2005	2006	2004	
Gross SqFt	9,008	10,168	39,000	
Estimated Gross Income	\$193,132	\$211,560	\$836,000	
Gross Income per SqFt	\$21.44	\$20.81	\$21.44	
Estimated Expense	\$58,552	\$37,148	\$292,600	
Expense SqFt	\$6.50	\$3.65	\$7.50	
Net Operating Income	\$134,580	\$174,412	\$543,400	
Full Market Value	\$987,000	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$109.57	\$122.25	\$96.36	
Distance from Condominium in miles		0.65	0.88	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7505	4-05104-0027	4-05193-0039	4-04977-0021
Condominium Section	0474-R1			
Address	132 41 ROAD	132 POPLA AVENUE	43 ROBINSON STREET	137 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	10	33	12	71
Year Built	2005	1990	2006	2000
Gross SqFt	8,685	43,957	10,168	67,324
Estimated Gross Income	\$183,688	\$939,801	\$211,560	\$1,423,576
Gross Income per SqFt	\$21.15	\$21.38	\$20.81	\$21.15
Estimated Expense	\$48,202	\$432,097	\$37,148	\$373,583
Expense SqFt	\$5.55	\$9.83	\$3.65	\$5.55
Net Operating Income	\$135,486	\$507,704	\$174,412	\$1,049,993
Full Market Value	\$934,000	\$3,724,000	\$1,243,000	\$7,590,000
Market Value per SqFt	\$107.54	\$84.72	\$122.25	\$112.74
Distance from Condominium in miles		0.23	0.65	0.46

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7506	4-05193-0039	4-04995-0050	
Condominium Section	0507-R1			
Address	132 41 ROAD	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	10	12	41	
Year Built	2006	2006	2004	
Gross SqFt	12,171	10,168	39,000	
Estimated Gross Income	\$260,946	\$211,560	\$836,000	
Gross Income per SqFt	\$21.44	\$20.81	\$21.44	
Estimated Expense	\$79,112	\$37,148	\$292,600	
Expense SqFt	\$6.50	\$3.65	\$7.50	
Net Operating Income	\$181,834	\$174,412	\$543,400	
Full Market Value	\$1,334,001	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$109.60	\$122.25	\$96.36	
Distance from Condominium in miles		0.65	0.88	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7507	4-05048-0013	4-05011-0034	
Condominium Section	0598-R1			
Address	132 41 AVENUE	143 41 AVENUE	142 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	7	18	14	
Year Built	2008	1979	2004	
Gross SqFt	5,855	13,722	9,269	
Estimated Gross Income	\$131,738	\$345,108	\$183,990	
Gross Income per SqFt	\$22.50	\$25.15	\$19.85	
Estimated Expense	\$46,137	\$148,335	\$74,152	
Expense SqFt	\$7.88	\$10.81	\$8.00	
Net Operating Income	\$85,601	\$196,773	\$109,838	
Full Market Value	\$626,001	\$1,429,000	\$803,000	
Market Value per SqFt	\$106.92	\$104.14	\$86.63	
Distance from Condominium in miles		0.57	0.52	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7508	4-05193-0039	4-04995-0050	
Condominium Section	0609-R1			
Address	132 41 ROAD	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	7	12	41	
Year Built	2006	2006	2004	
Gross SqFt	8,876	10,168	39,000	
Estimated Gross Income	\$190,301	\$211,560	\$836,000	
Gross Income per SqFt	\$21.44	\$20.81	\$21.44	
Estimated Expense	\$57,694	\$37,148	\$292,600	
Expense SqFt	\$6.50	\$3.65	\$7.50	
Net Operating Income	\$132,607	\$174,412	\$543,400	
Full Market Value	\$973,000	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$109.62	\$122.25	\$96.36	
Distance from Condominium in miles		0.65	0.88	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7509	4-04977-0021	4-04995-0050	
Condominium Section	0700-R1			
Address	132 41 ROAD	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	64	71	41	
Year Built	2008	2000	2004	
Gross SqFt	53,000	67,324	39,000	
Estimated Gross Income	\$1,128,900	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.30	\$21.15	\$21.44	
Estimated Expense	\$346,090	\$373,583	\$292,600	
Expense SqFt	\$6.53	\$5.55	\$7.50	
Net Operating Income	\$782,810	\$1,049,993	\$543,400	
Full Market Value	\$5,744,008	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$108.38	\$112.74	\$96.36	
Distance from Condominium in miles		0.46	0.88	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05039-7510	4-04977-0017	4-04977-0021	4-04977-0090
Condominium Section	0722-R1			
Address	132 41 AVENUE	136 NORTHERN BOULEVARD	137 NORTHERN BOULEVARD	136 37 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	16	63	71	64
Year Built	2010	2000	2000	1997
Gross SqFt	5,337	52,477	67,324	71,600
Estimated Gross Income	\$117,414	\$1,201,088	\$1,423,576	\$1,412,993
Gross Income per SqFt	\$22.00	\$22.89	\$21.15	\$19.73
Estimated Expense	\$46,966	\$341,798	\$373,583	\$352,414
Expense SqFt	\$8.80	\$6.51	\$5.55	\$4.92
Net Operating Income	\$70,448	\$859,290	\$1,049,993	\$1,060,579
Full Market Value	\$515,998	\$6,276,000	\$7,590,000	\$7,592,000
Market Value per SqFt	\$96.68	\$119.60	\$112.74	\$106.03
Distance from Condominium in miles		0.46	0.46	0.46

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05040-7501	4-05104-0027	4-04977-0021	
Condominium Section	0458-R1			
Address	132 SANFORD AVENUE	132 POPE AVENUE	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	50	33	71	
Year Built	2004	1990	2000	
Gross SqFt	48,753	43,957	67,324	
Estimated Gross Income	\$1,036,976	\$939,801	\$1,423,576	
Gross Income per SqFt	\$21.27	\$21.38	\$21.15	
Estimated Expense	\$341,271	\$432,097	\$373,583	
Expense SqFt	\$7.00	\$9.83	\$5.55	
Net Operating Income	\$695,705	\$507,704	\$1,049,993	
Full Market Value	\$4,795,004	\$3,724,000	\$7,590,000	
Market Value per SqFt	\$98.35	\$84.72	\$112.74	
Distance from Condominium in miles		0.17	0.51	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05041-7504	4-05104-0027	4-05101-0042	4-05180-0059
Condominium Section	0383-R1			
Address	133 41 ROAD	132 POPE AVENUE	41 FRAME PLACE	140 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	33	48	113
Year Built	1995	1990	1948	1973
Gross SqFt	15,630	43,957	42,817	94,559
Estimated Gross Income	\$281,965	\$939,801	\$733,589	\$1,705,532
Gross Income per SqFt	\$18.04	\$21.38	\$17.13	\$18.04
Estimated Expense	\$122,070	\$432,097	\$263,041	\$738,210
Expense SqFt	\$7.81	\$9.83	\$6.14	\$7.81
Net Operating Income	\$159,895	\$507,704	\$470,548	\$967,322
Full Market Value	\$1,079,998	\$3,724,000	\$2,508,000	\$6,970,000
Market Value per SqFt	\$69.10	\$84.72	\$58.57	\$73.71
Distance from Condominium in miles		0.29	0.18	0.28

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05041-7505	4-05101-0020	4-05101-0039	
Condominium Section	0460-R1			
Address	133 41 AVENUE	132 SANFORD AVENUE	41 FRAME PLACE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	10	23	20	
Year Built	1931	1931	1931	
Gross SqFt	11,629	18,457	22,260	
Estimated Gross Income	\$174,435	\$276,862	\$278,357	
Gross Income per SqFt	\$15.00	\$15.00	\$12.50	
Estimated Expense	\$69,774	\$97,737	\$116,003	
Expense SqFt	\$6.00	\$5.30	\$5.21	
Net Operating Income	\$104,661	\$179,125	\$162,354	
Full Market Value	\$720,001	\$1,233,000	\$1,088,000	
Market Value per SqFt	\$61.91	\$66.80	\$48.88	
Distance from Condominium in miles		0.18	0.18	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05042-7501	4-05134-0030	4-05140-0006	
Condominium Section	0164-R1			
Address	133 41 ROAD	42 KISSENA BOULEVARD	136 CHERRY AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	64	107	88	
Year Built	1987	1964	1960	
Gross SqFt	72,300	87,408	74,807	
Estimated Gross Income	\$1,252,959	\$1,451,432	\$1,385,298	
Gross Income per SqFt	\$17.33	\$16.61	\$18.52	
Estimated Expense	\$469,950	\$537,519	\$483,566	
Expense SqFt	\$6.50	\$6.15	\$6.46	
Net Operating Income	\$783,009	\$913,913	\$901,732	
Full Market Value	\$5,323,004	\$5,225,000	\$4,609,000	
Market Value per SqFt	\$73.62	\$59.78	\$61.61	
Distance from Condominium in miles		0.15	0.39	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05042-7504	4-05180-0059	4-05104-0027	4-04977-0021
Condominium Section	0401-R1			
Address	133 SANFORD AVENUE	140 FRANKLIN AVENUE	132 POPLE AVENUE	137 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	58	113	33	71
Year Built	2000	1973	1990	2000
Gross SqFt	83,284	94,559	43,957	67,324
Estimated Gross Income	\$1,761,457	\$1,705,532	\$939,801	\$1,423,576
Gross Income per SqFt	\$21.15	\$18.04	\$21.38	\$21.15
Estimated Expense	\$666,272	\$738,210	\$432,097	\$373,583
Expense SqFt	\$8.00	\$7.81	\$9.83	\$5.55
Net Operating Income	\$1,095,185	\$967,322	\$507,704	\$1,049,993
Full Market Value	\$6,853,009	\$6,970,000	\$3,724,000	\$7,590,000
Market Value per SqFt	\$82.28	\$73.71	\$84.72	\$112.74
Distance from Condominium in miles		0.26	0.24	0.42

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05043-7501	4-05182-0001	4-05121-0017	
Condominium Section	0157-R1			
Address	136 SANFORD AVENUE	140 FRANKLIN AVENUE	133 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	103	120	148	
Year Built	1929	1929	1963	
Gross SqFt	92,000	119,185	130,548	
Estimated Gross Income	\$1,394,720	\$1,795,854	\$2,028,789	
Gross Income per SqFt	\$15.16	\$15.07	\$15.54	
Estimated Expense	\$736,000	\$536,838	\$943,647	
Expense SqFt	\$8.00	\$4.50	\$7.23	
Net Operating Income	\$658,720	\$1,259,016	\$1,085,142	
Full Market Value	\$4,331,000	\$5,819,000	\$7,433,000	
Market Value per SqFt	\$47.08	\$48.82	\$56.94	
Distance from Condominium in miles		0.29	0.14	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05044-7501	4-05046-0020	4-05121-0017	4-05048-0001
Condominium Section	0182-R1			
Address	41 KISSENA BOULEVARD	41 BOWNE STREET	133 SANFORD AVENUE	143 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	204	157	148	168
Year Built	1963	1961	1963	1950
Gross SqFt	189,000	166,508	130,548	161,048
Estimated Gross Income	\$2,937,060	\$2,604,494	\$2,028,789	\$2,317,309
Gross Income per SqFt	\$15.54	\$15.64	\$15.54	\$14.39
Estimated Expense	\$1,366,470	\$1,063,020	\$943,647	\$1,075,149
Expense SqFt	\$7.23	\$6.38	\$7.23	\$6.68
Net Operating Income	\$1,570,590	\$1,541,474	\$1,085,142	\$1,242,160
Full Market Value	\$10,463,976	\$9,240,000	\$7,433,000	\$7,645,000
Market Value per SqFt	\$55.36	\$55.49	\$56.94	\$47.47
Distance from Condominium in miles		0.15	0.22	0.28

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05045-7501	4-05137-0005	4-05137-0012	
Condominium Section	0108-R1			
Address	41 UNION STREET	43 COLDEN STREET	42 COLDEN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D3-ELEVATOR	
Total Units	351	322	284	
Year Built	1974	1965	1962	
Gross SqFt	333,006	317,305	270,499	
Estimated Gross Income	\$5,461,298	\$5,492,287	\$4,181,556	
Gross Income per SqFt	\$16.40	\$17.31	\$15.46	
Estimated Expense	\$2,307,732	\$2,239,228	\$1,915,291	
Expense SqFt	\$6.93	\$7.06	\$7.08	
Net Operating Income	\$3,153,566	\$3,253,059	\$2,266,265	
Full Market Value	\$21,735,002	\$19,800,000	\$15,533,000	
Market Value per SqFt	\$65.27	\$62.40	\$57.42	
Distance from Condominium in miles		0.32	0.32	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05048-7501	4-05025-0025	4-05024-0073	
Condominium Section	0051-R1			
Address	143 BARCLAY AVENUE	144 ROOSEVELT AVENUE	144 ROOSEVELT AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	36	23	20	
Year Built	1982	1976	1930	
Gross SqFt	34,587	21,426	12,768	
Estimated Gross Income	\$533,332	\$310,034	\$216,220	
Gross Income per SqFt	\$15.42	\$14.47	\$16.93	
Estimated Expense	\$259,403	\$167,337	\$101,778	
Expense SqFt	\$7.50	\$7.81	\$7.97	
Net Operating Income	\$273,929	\$142,697	\$114,442	
Full Market Value	\$1,813,002	\$987,000	\$593,000	
Market Value per SqFt	\$52.42	\$46.07	\$46.44	
Distance from Condominium in miles		0.18	0.22	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05048-7502	4-05023-0001	4-05022-0018	4-05050-0039
Condominium Section	0200-R1			
Address	41 BOWNE STREET	143 41 AVENUE	143 38 AVENUE	144 41 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	83	88	109	101
Year Built	1962	1962	1971	1972
Gross SqFt	77,620	76,032	80,241	85,602
Estimated Gross Income	\$1,237,263	\$1,129,112	\$1,426,642	\$1,364,599
Gross Income per SqFt	\$15.94	\$14.85	\$17.78	\$15.94
Estimated Expense	\$621,736	\$546,687	\$729,629	\$685,323
Expense SqFt	\$8.01	\$7.19	\$9.09	\$8.01
Net Operating Income	\$615,527	\$582,425	\$697,013	\$679,276
Full Market Value	\$4,201,011	\$3,465,000	\$4,763,000	\$4,636,000
Market Value per SqFt	\$54.12	\$45.57	\$59.36	\$54.16
Distance from Condominium in miles		0.07	0.15	0.16

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05050-7501	4-05050-0039	4-05015-0006	4-05024-0019
Condominium Section	0235-R1			
Address	144 BARCLAY AVENUE	144 41 AVENUE	37 PARSONS BOULEVARD	144 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	101	37	70
Year Built	1988	1972	1963	1969
Gross SqFt	25,333	85,602	26,522	58,411
Estimated Gross Income	\$441,301	\$1,364,599	\$461,900	\$1,112,655
Gross Income per SqFt	\$17.42	\$15.94	\$17.42	\$19.05
Estimated Expense	\$202,917	\$685,323	\$212,385	\$402,706
Expense SqFt	\$8.01	\$8.01	\$8.01	\$6.89
Net Operating Income	\$238,384	\$679,276	\$249,515	\$709,949
Full Market Value	\$1,551,006	\$4,636,000	\$1,801,000	\$4,499,000
Market Value per SqFt	\$61.22	\$54.16	\$67.91	\$77.02
Distance from Condominium in miles		0.00	0.23	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05050-7502	4-05025-0008	4-05024-0019	4-05193-0039
Condominium Section	0561-R1			
Address	144 BARCLAY AVENUE	144 ROOSEVELT AVENUE	144 38 AVENUE	43 ROBINSON STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	84	70	12
Year Built	2006	1973	1969	2006
Gross SqFt	26,800	65,292	58,411	10,168
Estimated Gross Income	\$557,708	\$1,391,839	\$1,112,655	\$211,560
Gross Income per SqFt	\$20.81	\$21.32	\$19.05	\$20.81
Estimated Expense	\$147,400	\$519,368	\$402,706	\$37,148
Expense SqFt	\$5.50	\$7.95	\$6.89	\$3.65
Net Operating Income	\$410,308	\$872,471	\$709,949	\$174,412
Full Market Value	\$2,808,998	\$5,577,000	\$4,499,000	\$1,243,000
Market Value per SqFt	\$104.81	\$85.42	\$77.02	\$122.25
Distance from Condominium in miles		0.07	0.15	0.45

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05050-7503	4-04977-0021	4-04995-0050	
Condominium Section	0628-R1			
Address	144 BARCLAY AVENUE	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	23	71	41	
Year Built	2008	2000	2004	
Gross SqFt	22,982	67,324	39,000	
Estimated Gross Income	\$492,734	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.44	\$21.15	\$21.44	
Estimated Expense	\$150,072	\$373,583	\$292,600	
Expense SqFt	\$6.53	\$5.55	\$7.50	
Net Operating Income	\$342,662	\$1,049,993	\$543,400	
Full Market Value	\$2,515,005	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$109.43	\$112.74	\$96.36	
Distance from Condominium in miles		0.55	0.44	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05051-7501	4-05050-0039	4-05015-0006	4-05026-0024
Condominium Section	0352-R1			
Address	144 BARCLAY AVENUE	144 41 AVENUE	37 PARSONS BOULEVARD	147 38 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	101	37	72
Year Built	1990	1972	1963	1959
Gross SqFt	38,680	85,602	26,522	57,425
Estimated Gross Income	\$638,607	\$1,364,599	\$461,900	\$948,082
Gross Income per SqFt	\$16.51	\$15.94	\$17.42	\$16.51
Estimated Expense	\$261,477	\$685,323	\$212,385	\$387,932
Expense SqFt	\$6.76	\$8.01	\$8.01	\$6.76
Net Operating Income	\$377,130	\$679,276	\$249,515	\$560,150
Full Market Value	\$2,530,004	\$4,636,000	\$1,801,000	\$4,055,000
Market Value per SqFt	\$65.41	\$54.16	\$67.91	\$70.61
Distance from Condominium in miles		0.06	0.29	0.26

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05051-7502	4-05025-0008	4-05024-0019	
Condominium Section	0405-R1			
Address	41 PARSONS BOULEVARD	144 ROOSEVELT AVENUE	144 38 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	18	84	70	
Year Built	2000	1973	1969	
Gross SqFt	20,448	65,292	58,411	
Estimated Gross Income	\$407,529	\$1,391,839	\$1,112,655	
Gross Income per SqFt	\$19.93	\$21.32	\$19.05	
Estimated Expense	\$143,136	\$519,368	\$402,706	
Expense SqFt	\$7.00	\$7.95	\$6.89	
Net Operating Income	\$264,393	\$872,471	\$709,949	
Full Market Value	\$1,796,994	\$5,577,000	\$4,499,000	
Market Value per SqFt	\$87.88	\$85.42	\$77.02	
Distance from Condominium in miles		0.13	0.21	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05052-7501	4-04995-0050	4-05053-0038	4-04977-0021
Condominium Section	0186-R1			
Address	147 BARCLAY AVENUE	34 146 STREET	147 BARCLAY AVENUE	137 NORTHERN BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	41	11	71
Year Built	1987	2004	2005	2000
Gross SqFt	19,037	39,000	12,000	67,324
Estimated Gross Income	\$333,148	\$836,000	\$227,760	\$1,423,576
Gross Income per SqFt	\$17.50	\$21.44	\$18.98	\$21.15
Estimated Expense	\$152,486	\$292,600	\$72,000	\$373,583
Expense SqFt	\$8.01	\$7.50	\$6.00	\$5.55
Net Operating Income	\$180,662	\$543,400	\$155,760	\$1,049,993
Full Market Value	\$1,220,001	\$3,758,000	\$1,118,000	\$7,590,000
Market Value per SqFt	\$64.09	\$96.36	\$93.17	\$112.74
Distance from Condominium in miles		0.46	0.06	0.68

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05055-7501	4-05048-0013	4-05024-0077	
Condominium Section	0438-R1			
Address	149 SANFORD AVENUE	143 41 AVENUE	144 ROOSEVELT AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	9	18	20	
Year Built	2004	1979	1931	
Gross SqFt	5,664	13,722	13,566	
Estimated Gross Income	\$122,796	\$345,108	\$263,587	
Gross Income per SqFt	\$21.68	\$25.15	\$19.43	
Estimated Expense	\$42,480	\$148,335	\$123,858	
Expense SqFt	\$7.50	\$10.81	\$9.13	
Net Operating Income	\$80,316	\$196,773	\$139,729	
Full Market Value	\$546,003	\$1,429,000	\$824,000	
Market Value per SqFt	\$96.40	\$104.14	\$60.74	
Distance from Condominium in miles		0.42	0.33	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05062-7501	4-04977-0021	4-05193-0039	
Condominium Section	0433-R1			
Address	41 HAIGHT STREET	137 NORTHERN BOULEVARD	43 ROBINSON STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	17	71	12	
Year Built	2003	2000	2006	
Gross SqFt	15,189	67,324	10,168	
Estimated Gross Income	\$318,665	\$1,423,576	\$211,560	
Gross Income per SqFt	\$20.98	\$21.15	\$20.81	
Estimated Expense	\$106,323	\$373,583	\$37,148	
Expense SqFt	\$7.00	\$5.55	\$3.65	
Net Operating Income	\$212,342	\$1,049,993	\$174,412	
Full Market Value	\$1,559,000	\$7,590,000	\$1,243,000	
Market Value per SqFt	\$102.64	\$112.74	\$122.25	
Distance from Condominium in miles		0.58	0.75	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05062-7502	4-02265-0067	4-02870-0001	4-05863-0250
Condominium Section	0701-R1			
Address	41 HAIGHT STREET	75 113 STREET	86 57 AVENUE	23 CORPORAL KENNEDY STREE
Neighborhood	FLUSHING-NORTH	FOREST HILLS	ELMHURST	BAYSIDE
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	54	22	150
Year Built	2008	1974	1950	1981
Gross SqFt	13,640	41,920	11,399	124,877
Estimated Gross Income	\$289,441	\$889,375	\$308,448	\$2,261,430
Gross Income per SqFt	\$21.22	\$21.22	\$27.06	\$18.11
Estimated Expense	\$134,081	\$412,026	\$136,167	\$1,043,811
Expense SqFt	\$9.83	\$9.83	\$11.95	\$8.36
Net Operating Income	\$155,360	\$477,349	\$172,281	\$1,217,619
Full Market Value	\$1,142,001	\$3,366,000	\$1,244,000	\$6,761,000
Market Value per SqFt	\$83.72	\$80.30	\$109.13	\$54.14
Distance from Condominium in miles		2.51	2.64	3.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05066-7502	4-00021-0060	4-00021-0070	
Condominium Section	0664-R1			
Address	40 COLLEGE POINT BOULEVAR	47 CENTER BOULEVARD	47 CENTER BOULEVARD	
Neighborhood	FLUSHING-NORTH	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	169	395	495	
Year Built	2008	2007	2007	
Gross SqFt	197,318	466,000	460,000	
Estimated Gross Income	\$5,327,586	\$14,588,166	\$16,021,436	
Gross Income per SqFt	\$27.00	\$31.31	\$34.83	
Estimated Expense	\$1,578,544	\$5,463,240	\$4,067,165	
Expense SqFt	\$8.00	\$11.72	\$8.84	
Net Operating Income	\$3,749,042	\$9,124,926	\$11,954,271	
Full Market Value	\$24,202,003	\$37,800,000	\$54,300,000	
Market Value per SqFt	\$122.65	\$81.12	\$118.04	
Distance from Condominium in miles		6.39	6.39	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05066-7503	4-04977-0017	4-03169-0021	
Condominium Section	0760-R1			
Address	40 COLLEGE POINT BOULEVAR	136 NORTHERN BOULEVARD	99 67 ROAD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	279	63	29	
Year Built	2008	2000	2001	
Gross SqFt	352,672	52,477	22,662	
Estimated Gross Income	\$8,464,128	\$1,201,088	\$637,733	
Gross Income per SqFt	\$24.00	\$22.89	\$28.14	
Estimated Expense	\$2,821,376	\$341,798	\$168,204	
Expense SqFt	\$8.00	\$6.51	\$7.42	
Net Operating Income	\$5,642,752	\$859,290	\$469,529	
Full Market Value	\$41,144,739	\$6,276,000	\$3,379,000	
Market Value per SqFt	\$116.67	\$119.60	\$149.10	
Distance from Condominium in miles		0.64	2.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05101-7501	4-05011-0034	4-05048-0013	
Condominium Section	0698-R1			
Address	132 MAPLE AVENUE	142 38 AVENUE	143 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	14	18	
Year Built	2008	2004	1979	
Gross SqFt	7,120	9,269	13,722	
Estimated Gross Income	\$160,200	\$183,990	\$345,108	
Gross Income per SqFt	\$22.50	\$19.85	\$25.15	
Estimated Expense	\$48,060	\$74,152	\$148,335	
Expense SqFt	\$6.75	\$8.00	\$10.81	
Net Operating Income	\$112,140	\$109,838	\$196,773	
Full Market Value	\$818,001	\$803,000	\$1,429,000	
Market Value per SqFt	\$114.89	\$86.63	\$104.14	
Distance from Condominium in miles		0.59	0.58	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05102-7501	4-05102-0015	4-05124-0012	
Condominium Section	0361-R1			
Address	132 MAPLE AVENUE	132 MAPLE AVENUE	134 BLOSSOM AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C7-WALK-UP	
Total Units	16	32	12	
Year Built	1990	1926	1991	
Gross SqFt	11,250	21,533	8,680	
Estimated Gross Income	\$191,250	\$401,988	\$147,867	
Gross Income per SqFt	\$17.00	\$18.67	\$17.04	
Estimated Expense	\$87,750	\$191,321	\$44,164	
Expense SqFt	\$7.80	\$8.89	\$5.09	
Net Operating Income	\$103,500	\$210,667	\$103,703	
Full Market Value	\$685,000	\$1,514,000	\$498,000	
Market Value per SqFt	\$60.89	\$70.31	\$57.37	
Distance from Condominium in miles		0.00	0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05102-7502	4-05104-0027	4-05193-0039	
Condominium Section	0516-R1			
Address	132 POPLA AVENUE	132 POPLA AVENUE	43 ROBINSON STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	15	33	12	
Year Built	2005	1990	2006	
Gross SqFt	17,655	43,957	10,168	
Estimated Gross Income	\$372,521	\$939,801	\$211,560	
Gross Income per SqFt	\$21.10	\$21.38	\$20.81	
Estimated Expense	\$105,930	\$432,097	\$37,148	
Expense SqFt	\$6.00	\$9.83	\$3.65	
Net Operating Income	\$266,591	\$507,704	\$174,412	
Full Market Value	\$1,792,000	\$3,724,000	\$1,243,000	
Market Value per SqFt	\$101.50	\$84.72	\$122.25	
Distance from Condominium in miles		0.05	0.58	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05104-7501	4-05104-0027	4-05102-0015	4-05102-0029
Condominium Section	0716-R1			
Address	132 POPLA AVENUE	132 POPLA AVENUE	132 MAPLE AVENUE	42 SAULL STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	10	33	32	35
Year Built	2008	1990	1926	1931
Gross SqFt	6,109	43,957	21,533	34,807
Estimated Gross Income	\$114,055	\$939,801	\$401,988	\$481,469
Gross Income per SqFt	\$18.67	\$21.38	\$18.67	\$13.83
Estimated Expense	\$54,309	\$432,097	\$191,321	\$162,772
Expense SqFt	\$8.89	\$9.83	\$8.89	\$4.68
Net Operating Income	\$59,746	\$507,704	\$210,667	\$318,697
Full Market Value	\$1,083,999	\$3,724,000	\$1,514,000	\$1,482,000
Market Value per SqFt	\$177.44	\$84.72	\$70.31	\$42.58
Distance from Condominium in miles		0.00	0.05	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05105-7501	4-05101-0042	4-05123-0061	
Condominium Section	0150-R1			
Address	132 AVERY AVENUE	41 FRAME PLACE	42 MAIN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	14	48	155	
Year Built	1987	1948	1962	
Gross SqFt	12,336	42,817	140,633	
Estimated Gross Income	\$201,694	\$733,589	\$2,207,580	
Gross Income per SqFt	\$16.35	\$17.13	\$15.70	
Estimated Expense	\$93,754	\$263,041	\$1,124,547	
Expense SqFt	\$7.60	\$6.14	\$8.00	
Net Operating Income	\$107,940	\$470,548	\$1,083,033	
Full Market Value	\$711,698	\$2,508,000	\$7,409,000	
Market Value per SqFt	\$57.69	\$58.57	\$52.68	
Distance from Condominium in miles		0.16	0.13	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05105-7502	4-05104-0027	4-05136-0008	
Condominium Section	0429-R1			
Address	133 AVERY AVENUE	132 POPLA AVENUE	42 MAIN STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D7-ELEVATOR	
Total Units	24	33	171	
Year Built	2001	1990	1962	
Gross SqFt	22,116	43,957	130,118	
Estimated Gross Income	\$455,811	\$939,801	\$2,655,718	
Gross Income per SqFt	\$20.61	\$21.38	\$20.41	
Estimated Expense	\$176,928	\$432,097	\$1,259,001	
Expense SqFt	\$8.00	\$9.83	\$9.68	
Net Operating Income	\$278,883	\$507,704	\$1,396,717	
Full Market Value	\$1,882,997	\$3,724,000	\$9,975,000	
Market Value per SqFt	\$85.14	\$84.72	\$76.66	
Distance from Condominium in miles		0.05	0.23	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05105-7503	4-04995-0050	4-04977-0021	
Condominium Section	0652-R1			
Address	133 AVERY AVENUE	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	23	41	71	
Year Built	2008	2004	2000	
Gross SqFt	30,302	39,000	67,324	
Estimated Gross Income	\$649,675	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.44	\$21.44	\$21.15	
Estimated Expense	\$197,872	\$292,600	\$373,583	
Expense SqFt	\$6.53	\$7.50	\$5.55	
Net Operating Income	\$451,803	\$543,400	\$1,049,993	
Full Market Value	\$3,317,000	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$109.46	\$96.36	\$112.74	
Distance from Condominium in miles		1.06	0.71	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05121-7501	4-04977-0021	4-04994-0070	
Condominium Section	0756-R1			
Address	133 SANFORD AVENUE	137 NORTHERN BOULEVARD	139 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	99	71	103	
Year Built	2005	2000	1971	
Gross SqFt	106,500	67,324	78,474	
Estimated Gross Income	\$2,142,780	\$1,423,576	\$1,578,645	
Gross Income per SqFt	\$20.12	\$21.15	\$20.12	
Estimated Expense	\$642,834	\$373,583	\$664,847	
Expense SqFt	\$6.04	\$5.55	\$8.47	
Net Operating Income	\$1,499,946	\$1,049,993	\$913,798	
Full Market Value	\$10,707,010	\$7,590,000	\$6,468,000	
Market Value per SqFt	\$100.54	\$112.74	\$82.42	
Distance from Condominium in miles		0.48	0.74	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05122-7501	4-05122-0022	4-05121-0050	4-05134-0030
Condominium Section	0165-R1			
Address	134 MAPLE AVENUE	134 MAPLE AVENUE	134 MAPLE AVENUE	42 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	27	64	49	107
Year Built	1987	1963	1968	1964
Gross SqFt	23,951	51,450	33,490	87,408
Estimated Gross Income	\$385,132	\$749,547	\$538,591	\$1,451,432
Gross Income per SqFt	\$16.08	\$14.57	\$16.08	\$16.61
Estimated Expense	\$179,633	\$286,083	\$302,949	\$537,519
Expense SqFt	\$7.50	\$5.56	\$9.05	\$6.15
Net Operating Income	\$205,499	\$463,464	\$235,642	\$913,913
Full Market Value	\$1,360,000	\$3,202,000	\$1,606,000	\$5,225,000
Market Value per SqFt	\$56.78	\$62.24	\$47.95	\$59.78
Distance from Condominium in miles		0.00	0.09	0.16

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05125-7501	4-05117-0001	4-05186-0024	4-05186-0019
Condominium Section	0119-R1			
Address	13 DAHLIA AVENUE	133 BOOTH MEMORIAL AVENUE	140 BEECH AVENUE	140 BEECH AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	36	33	33
Year Built	1965	1957	1931	1931
Gross SqFt	37,660	19,836	25,139	25,139
Estimated Gross Income	\$564,900	\$314,404	\$404,430	\$421,330
Gross Income per SqFt	\$15.00	\$15.85	\$16.09	\$16.76
Estimated Expense	\$265,126	\$171,288	\$176,860	\$214,938
Expense SqFt	\$7.04	\$8.64	\$7.04	\$8.55
Net Operating Income	\$299,774	\$143,116	\$227,570	\$206,392
Full Market Value	\$1,944,989	\$917,000	\$1,551,000	\$1,493,000
Market Value per SqFt	\$51.65	\$46.23	\$61.70	\$59.39
Distance from Condominium in miles		0.28	0.37	0.37

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05125-7502	4-04977-0021	4-04994-0070	
Condominium Section	0443-R1			
Address	43 MAIN STREET	137 NORTHERN BOULEVARD	139 35 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	66	71	103	
Year Built	2001	2000	1971	
Gross SqFt	64,520	67,324	78,474	
Estimated Gross Income	\$1,354,920	\$1,423,576	\$1,578,645	
Gross Income per SqFt	\$21.00	\$21.15	\$20.12	
Estimated Expense	\$430,348	\$373,583	\$664,847	
Expense SqFt	\$6.67	\$5.55	\$8.47	
Net Operating Income	\$924,572	\$1,049,993	\$913,798	
Full Market Value	\$6,242,988	\$7,590,000	\$6,468,000	
Market Value per SqFt	\$96.76	\$112.74	\$82.42	
Distance from Condominium in miles		0.75	0.99	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05131-7501	4-05102-0015	4-05186-0024	
Condominium Section	0125-R1			
Address	55 MAIN STREET	132 MAPLE AVENUE	140 BEECH AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	32	33	
Year Built	1986	1926	1931	
Gross SqFt	20,020	21,533	25,139	
Estimated Gross Income	\$322,122	\$401,988	\$404,430	
Gross Income per SqFt	\$16.09	\$18.67	\$16.09	
Estimated Expense	\$140,941	\$191,321	\$176,860	
Expense SqFt	\$7.04	\$8.89	\$7.04	
Net Operating Income	\$181,181	\$210,667	\$227,570	
Full Market Value	\$1,206,998	\$1,514,000	\$1,551,000	
Market Value per SqFt	\$60.29	\$70.31	\$61.70	
Distance from Condominium in miles		0.43	0.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05134-7501	4-05046-0020	4-05121-0017	
Condominium Section	0104-R1			
Address	42 KISSENA BOULEVARD	41 BOWNE STREET	133 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D7-ELEVATOR	
Total Units	102	157	148	
Year Built	1985	1961	1963	
Gross SqFt	170,000	166,508	130,548	
Estimated Gross Income	\$2,650,300	\$2,604,494	\$2,028,789	
Gross Income per SqFt	\$15.59	\$15.64	\$15.54	
Estimated Expense	\$1,232,500	\$1,063,020	\$943,647	
Expense SqFt	\$7.25	\$6.38	\$7.23	
Net Operating Income	\$1,417,800	\$1,541,474	\$1,085,142	
Full Market Value	\$9,446,009	\$9,240,000	\$7,433,000	
Market Value per SqFt	\$55.56	\$55.49	\$56.94	
Distance from Condominium in miles		0.24	0.12	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05134-7502	4-05134-0030	4-05180-0059	4-05121-0017
Condominium Section	0246-R1			
Address	136 MAPLE AVENUE	42 KISSENA BOULEVARD	140 FRANKLIN AVENUE	133 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	68	107	113	148
Year Built	1989	1964	1973	1963
Gross SqFt	89,200	87,408	94,559	130,548
Estimated Gross Income	\$1,481,612	\$1,451,432	\$1,705,532	\$2,028,789
Gross Income per SqFt	\$16.61	\$16.61	\$18.04	\$15.54
Estimated Expense	\$713,600	\$537,519	\$738,210	\$943,647
Expense SqFt	\$8.00	\$6.15	\$7.81	\$7.23
Net Operating Income	\$768,012	\$913,913	\$967,322	\$1,085,142
Full Market Value	\$5,312,975	\$5,225,000	\$6,970,000	\$7,433,000
Market Value per SqFt	\$59.56	\$59.78	\$73.71	\$56.94
Distance from Condominium in miles		0.00	0.11	0.12

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05135-7501	4-04994-0070	4-05180-0059	
Condominium Section	0114-R1			
Address	136 MAPLE AVENUE	139 35 AVENUE	140 FRANKLIN AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	48	103	113	
Year Built	1986	1971	1973	
Gross SqFt	62,720	78,474	94,559	
Estimated Gross Income	\$1,034,880	\$1,578,645	\$1,705,532	
Gross Income per SqFt	\$16.50	\$20.12	\$18.04	
Estimated Expense	\$498,624	\$664,847	\$738,210	
Expense SqFt	\$7.95	\$8.47	\$7.81	
Net Operating Income	\$536,256	\$913,798	\$967,322	
Full Market Value	\$3,526,001	\$6,468,000	\$6,970,000	
Market Value per SqFt	\$56.22	\$82.42	\$73.71	
Distance from Condominium in miles		0.74	0.11	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05136-7501	4-05124-0012	4-05101-0020	
Condominium Section	0283-R1			
Address	42 COLDEN STREET	134 BLOSSOM AVENUE	132 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	8	12	23	
Year Built	1989	1991	1931	
Gross SqFt	6,620	8,680	18,457	
Estimated Gross Income	\$110,885	\$147,867	\$276,862	
Gross Income per SqFt	\$16.75	\$17.04	\$15.00	
Estimated Expense	\$34,424	\$44,164	\$97,737	
Expense SqFt	\$5.20	\$5.09	\$5.30	
Net Operating Income	\$76,461	\$103,703	\$179,125	
Full Market Value	\$381,702	\$498,000	\$1,233,000	
Market Value per SqFt	\$57.66	\$57.37	\$66.80	
Distance from Condominium in miles		0.10	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-7501	4-05145-0049	4-05182-0019	4-05180-0059
Condominium Section	0121-R1			
Address	138 ELDER AVENUE	138 ELDER AVENUE	142 FRANKLIN AVENUE	140 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	227	175	145	113
Year Built	1986	1988	1970	1973
Gross SqFt	232,145	121,091	129,304	94,559
Estimated Gross Income	\$3,946,465	\$2,209,648	\$2,475,252	\$1,705,532
Gross Income per SqFt	\$17.00	\$18.25	\$19.14	\$18.04
Estimated Expense	\$1,905,910	\$994,115	\$1,139,275	\$738,210
Expense SqFt	\$8.21	\$8.21	\$8.81	\$7.81
Net Operating Income	\$2,040,555	\$1,215,533	\$1,335,977	\$967,322
Full Market Value	\$13,420,015	\$6,810,000	\$9,584,000	\$6,970,000
Market Value per SqFt	\$57.81	\$56.24	\$74.12	\$73.71
Distance from Condominium in miles		0.16	0.19	0.21

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-7502	4-05145-0001	4-05134-0030	
Condominium Section	0273-R1			
Address	137 FRANKLIN AVENUE	44 COLDEN STREET	42 KISSENA BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	89	71	107	
Year Built	1961	1962	1964	
Gross SqFt	75,515	60,338	87,408	
Estimated Gross Income	\$1,165,952	\$902,707	\$1,451,432	
Gross Income per SqFt	\$15.44	\$14.96	\$16.61	
Estimated Expense	\$566,363	\$470,020	\$537,519	
Expense SqFt	\$7.50	\$7.79	\$6.15	
Net Operating Income	\$599,589	\$432,687	\$913,913	
Full Market Value	\$3,917,006	\$2,981,000	\$5,225,000	
Market Value per SqFt	\$51.87	\$49.41	\$59.78	
Distance from Condominium in miles		0.16	0.24	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05137-7503	4-05140-0006	4-05182-0019	
Condominium Section	0390-R1			
Address	42 COLDEN STREET	136 CHERRY AVENUE	142 FRANKLIN AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	72	88	145	
Year Built	1997	1960	1970	
Gross SqFt	77,117	74,807	129,304	
Estimated Gross Income	\$1,388,106	\$1,385,298	\$2,475,252	
Gross Income per SqFt	\$18.00	\$18.52	\$19.14	
Estimated Expense	\$589,174	\$483,566	\$1,139,275	
Expense SqFt	\$7.64	\$6.46	\$8.81	
Net Operating Income	\$798,932	\$901,732	\$1,335,977	
Full Market Value	\$5,359,000	\$4,609,000	\$9,584,000	
Market Value per SqFt	\$69.49	\$61.61	\$74.12	
Distance from Condominium in miles		0.13	0.19	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-7501	4-05046-0045	4-05134-0030	
Condominium Section	0101-R3			
Address	42 UNION STREET	142 BARCLAY AVENUE	42 KISSENA BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	57	42	107	
Year Built	1986	1970	1964	
Gross SqFt	43,200	38,657	87,408	
Estimated Gross Income	\$699,840	\$610,012	\$1,451,432	
Gross Income per SqFt	\$16.20	\$15.78	\$16.61	
Estimated Expense	\$302,400	\$264,458	\$537,519	
Expense SqFt	\$7.00	\$6.84	\$6.15	
Net Operating Income	\$397,440	\$345,554	\$913,913	
Full Market Value	\$2,612,999	\$2,046,000	\$5,225,000	
Market Value per SqFt	\$60.49	\$52.93	\$59.78	
Distance from Condominium in miles		0.18	0.11	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05180-7502	4-05180-0059	4-05121-0050	4-05134-0030
Condominium Section	0323-R1			
Address	42 UNION STREET	140 FRANKLIN AVENUE	134 MAPLE AVENUE	42 KISSENA BOULEVARD
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	32	113	49	107
Year Built	1990	1973	1968	1964
Gross SqFt	36,336	94,559	33,490	87,408
Estimated Gross Income	\$603,541	\$1,705,532	\$538,591	\$1,451,432
Gross Income per SqFt	\$16.61	\$18.04	\$16.08	\$16.61
Estimated Expense	\$254,352	\$738,210	\$302,949	\$537,519
Expense SqFt	\$7.00	\$7.81	\$9.05	\$6.15
Net Operating Income	\$349,189	\$967,322	\$235,642	\$913,913
Full Market Value	\$2,167,006	\$6,970,000	\$1,606,000	\$5,225,000
Market Value per SqFt	\$59.64	\$73.71	\$47.95	\$59.78
Distance from Condominium in miles		0.00	0.23	0.11

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05181-7501	4-04995-0050	4-05193-0039	
Condominium Section	0536-R1			
Address	42 UNION STREET	34 146 STREET	43 ROBINSON STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	14	41	12	
Year Built	2005	2004	2006	
Gross SqFt	15,229	39,000	10,168	
Estimated Gross Income	\$321,789	\$836,000	\$211,560	
Gross Income per SqFt	\$21.13	\$21.44	\$20.81	
Estimated Expense	\$112,695	\$292,600	\$37,148	
Expense SqFt	\$7.40	\$7.50	\$3.65	
Net Operating Income	\$209,094	\$543,400	\$174,412	
Full Market Value	\$1,534,001	\$3,758,000	\$1,243,000	
Market Value per SqFt	\$100.73	\$96.36	\$122.25	
Distance from Condominium in miles		0.65	0.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05185-7501	4-05185-0014	4-05137-0084	
Condominium Section	0555-R1			
Address	43 ASH AVENUE	140 ASH AVENUE	43 KISSENA BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	80	54	287	
Year Built	1958	1932	1962	
Gross SqFt	75,600	38,806	267,554	
Estimated Gross Income	\$1,153,656	\$576,889	\$4,130,856	
Gross Income per SqFt	\$15.26	\$14.87	\$15.44	
Estimated Expense	\$567,000	\$183,794	\$1,880,813	
Expense SqFt	\$7.50	\$4.74	\$7.03	
Net Operating Income	\$586,656	\$393,095	\$2,250,043	
Full Market Value	\$3,832,000	\$2,178,000	\$15,433,000	
Market Value per SqFt	\$50.69	\$56.13	\$57.68	
Distance from Condominium in miles		0.00	0.17	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05186-7501	4-05185-0014	4-05182-0015	4-05182-0001
Condominium Section	0240-R1			
Address	43 KISSENA BOULEVARD	140 ASH AVENUE	142 FRANKLIN AVENUE	140 FRANKLIN AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	56	54	55	120
Year Built	1938	1932	1929	1929
Gross SqFt	53,000	38,806	50,909	119,185
Estimated Gross Income	\$788,110	\$576,889	\$723,421	\$1,795,854
Gross Income per SqFt	\$14.87	\$14.87	\$14.21	\$15.07
Estimated Expense	\$397,500	\$183,794	\$319,559	\$536,838
Expense SqFt	\$7.50	\$4.74	\$6.28	\$4.50
Net Operating Income	\$390,610	\$393,095	\$403,862	\$1,259,016
Full Market Value	\$2,541,000	\$2,178,000	\$2,398,000	\$5,819,000
Market Value per SqFt	\$47.94	\$56.13	\$47.10	\$48.82
Distance from Condominium in miles		0.05	0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05186-7502	4-04995-0050	4-05193-0039	
Condominium Section	0471-R1			
Address	140 CHERRY AVENUE	34 146 STREET	43 ROBINSON STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	21	41	12	
Year Built	2004	2004	2006	
Gross SqFt	14,912	39,000	10,168	
Estimated Gross Income	\$315,091	\$836,000	\$211,560	
Gross Income per SqFt	\$21.13	\$21.44	\$20.81	
Estimated Expense	\$115,419	\$292,600	\$37,148	
Expense SqFt	\$7.74	\$7.50	\$3.65	
Net Operating Income	\$199,672	\$543,400	\$174,412	
Full Market Value	\$1,464,993	\$3,758,000	\$1,243,000	
Market Value per SqFt	\$98.24	\$96.36	\$122.25	
Distance from Condominium in miles		0.80	0.10	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05186-7503	4-04995-0050	4-04977-0021	
Condominium Section	0580-R1			
Address	140 CHERRY AVENUE	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	21	41	71	
Year Built	2006	2004	2000	
Gross SqFt	26,892	39,000	67,324	
Estimated Gross Income	\$576,564	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.44	\$21.44	\$21.15	
Estimated Expense	\$175,605	\$292,600	\$373,583	
Expense SqFt	\$6.53	\$7.50	\$5.55	
Net Operating Income	\$400,959	\$543,400	\$1,049,993	
Full Market Value	\$2,941,998	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$109.40	\$96.36	\$112.74	
Distance from Condominium in miles		0.80	0.67	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05186-7504	4-04977-0017	4-03169-0021	
Condominium Section	0595-R1			
Address	140 BEECH AVENUE	136 NORTHERN BOULEVARD	99 67 ROAD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	42	63	29	
Year Built	2007	2000	2001	
Gross SqFt	27,060	52,477	22,662	
Estimated Gross Income	\$676,500	\$1,201,088	\$637,733	
Gross Income per SqFt	\$25.00	\$22.89	\$28.14	
Estimated Expense	\$216,480	\$341,798	\$168,204	
Expense SqFt	\$8.00	\$6.51	\$7.42	
Net Operating Income	\$460,020	\$859,290	\$469,529	
Full Market Value	\$3,355,999	\$6,276,000	\$3,379,000	
Market Value per SqFt	\$124.02	\$119.60	\$149.10	
Distance from Condominium in miles		0.67	2.69	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05186-7505	4-04977-0017	4-03169-0021	
Condominium Section	0751-R1			
Address	141 CHERRY AVENUE	136 NORTHERN BOULEVARD	99 67 ROAD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	36	63	29	
Year Built	2008	2000	2001	
Gross SqFt	33,762	52,477	22,662	
Estimated Gross Income	\$844,050	\$1,201,088	\$637,733	
Gross Income per SqFt	\$25.00	\$22.89	\$28.14	
Estimated Expense	\$253,215	\$341,798	\$168,204	
Expense SqFt	\$7.50	\$6.51	\$7.42	
Net Operating Income	\$590,835	\$859,290	\$469,529	
Full Market Value	\$4,310,002	\$6,276,000	\$3,379,000	
Market Value per SqFt	\$127.66	\$119.60	\$149.10	
Distance from Condominium in miles		0.67	2.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-7501	4-04995-0050	4-05193-0039	
Condominium Section	0510-R1			
Address	140 CHERRY AVENUE	34 146 STREET	43 ROBINSON STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	12	41	12	
Year Built	2005	2004	2006	
Gross SqFt	12,712	39,000	10,168	
Estimated Gross Income	\$268,605	\$836,000	\$211,560	
Gross Income per SqFt	\$21.13	\$21.44	\$20.81	
Estimated Expense	\$98,518	\$292,600	\$37,148	
Expense SqFt	\$7.75	\$7.50	\$3.65	
Net Operating Income	\$170,087	\$543,400	\$174,412	
Full Market Value	\$1,248,000	\$3,758,000	\$1,243,000	
Market Value per SqFt	\$98.17	\$96.36	\$122.25	
Distance from Condominium in miles		0.90	0.06	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-7502	4-04977-0021	4-04995-0050	
Condominium Section	0593-R1			
Address	140 CHERRY AVENUE	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	32	71	41	
Year Built	2006	2000	2004	
Gross SqFt	51,000	67,324	39,000	
Estimated Gross Income	\$1,086,300	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.30	\$21.15	\$21.44	
Estimated Expense	\$333,030	\$373,583	\$292,600	
Expense SqFt	\$6.53	\$5.55	\$7.50	
Net Operating Income	\$753,270	\$1,049,993	\$543,400	
Full Market Value	\$5,526,997	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$108.37	\$112.74	\$96.36	
Distance from Condominium in miles		0.77	0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-7503	4-04995-0050	4-04977-0021	
Condominium Section	0539-R1			
Address	43 UNION STREET	34 146 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	24	41	71	
Year Built	2005	2004	2000	
Gross SqFt	29,971	39,000	67,324	
Estimated Gross Income	\$642,578	\$836,000	\$1,423,576	
Gross Income per SqFt	\$21.44	\$21.44	\$21.15	
Estimated Expense	\$195,711	\$292,600	\$373,583	
Expense SqFt	\$6.53	\$7.50	\$5.55	
Net Operating Income	\$446,867	\$543,400	\$1,049,993	
Full Market Value	\$3,278,998	\$3,758,000	\$7,590,000	
Market Value per SqFt	\$109.41	\$96.36	\$112.74	
Distance from Condominium in miles		0.90	0.77	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05192-7504	4-05193-0039	4-04995-0050	
Condominium Section	0678-R1			
Address	140 CHERRY AVENUE	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	26	12	41	
Year Built	2008	2006	2004	
Gross SqFt	24,122	10,168	39,000	
Estimated Gross Income	\$508,974	\$211,560	\$836,000	
Gross Income per SqFt	\$21.10	\$20.81	\$21.44	
Estimated Expense	\$127,847	\$37,148	\$292,600	
Expense SqFt	\$5.30	\$3.65	\$7.50	
Net Operating Income	\$381,127	\$174,412	\$543,400	
Full Market Value	\$2,797,000	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$115.95	\$122.25	\$96.36	
Distance from Condominium in miles		0.06	0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05193-7501	4-05145-0049	4-05182-0019	
Condominium Section	0403-R1			
Address	43 UNION STREET	138 ELDER AVENUE	142 FRANKLIN AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	23	175	145	
Year Built	1999	1988	1970	
Gross SqFt	16,383	121,091	129,304	
Estimated Gross Income	\$294,894	\$2,209,648	\$2,475,252	
Gross Income per SqFt	\$18.00	\$18.25	\$19.14	
Estimated Expense	\$139,419	\$994,115	\$1,139,275	
Expense SqFt	\$8.51	\$8.21	\$8.81	
Net Operating Income	\$155,475	\$1,215,533	\$1,335,977	
Full Market Value	\$1,064,002	\$6,810,000	\$9,584,000	
Market Value per SqFt	\$64.95	\$56.24	\$74.12	
Distance from Condominium in miles		0.19	0.20	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05193-7502	4-04977-0021	4-04995-0050	
Condominium Section	0501-R1			
Address	43 UNION STREET	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	24	71	41	
Year Built	2005	2000	2004	
Gross SqFt	62,800	67,324	39,000	
Estimated Gross Income	\$1,318,800	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.00	\$21.15	\$21.44	
Estimated Expense	\$391,244	\$373,583	\$292,600	
Expense SqFt	\$6.23	\$5.55	\$7.50	
Net Operating Income	\$927,556	\$1,049,993	\$543,400	
Full Market Value	\$6,633,998	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$105.64	\$112.74	\$96.36	
Distance from Condominium in miles		0.77	0.87	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05281-7501	4-05287-0020	4-05016-0011	4-05050-0001
Condominium Section	0481-R1			
Address	35 161 STREET	36 165 STREET	37 147 STREET	144 BARCLAY AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	70	90	95	49
Year Built	1929	1930	1962	1931
Gross SqFt	53,175	87,978	80,173	46,837
Estimated Gross Income	\$806,133	\$1,364,665	\$1,215,485	\$663,112
Gross Income per SqFt	\$15.16	\$15.51	\$15.16	\$14.16
Estimated Expense	\$412,106	\$468,554	\$547,312	\$188,058
Expense SqFt	\$7.75	\$5.33	\$6.83	\$4.02
Net Operating Income	\$394,027	\$896,111	\$668,173	\$475,054
Full Market Value	\$2,708,000	\$4,829,000	\$3,762,000	\$1,826,000
Market Value per SqFt	\$50.93	\$54.89	\$46.92	\$38.99
Distance from Condominium in miles		0.18	0.74	0.85

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05294-7501	4-05294-0006	4-05016-0011	
Condominium Section	0199-R1			
Address	36 168 STREET	36 167 STREET	37 147 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	78	73	95	
Year Built	1937	1942	1962	
Gross SqFt	85,000	66,795	80,173	
Estimated Gross Income	\$1,292,000	\$1,017,573	\$1,215,485	
Gross Income per SqFt	\$15.20	\$15.23	\$15.16	
Estimated Expense	\$637,500	\$337,769	\$547,312	
Expense SqFt	\$7.50	\$5.06	\$6.83	
Net Operating Income	\$654,500	\$679,804	\$668,173	
Full Market Value	\$4,498,012	\$3,333,000	\$3,762,000	
Market Value per SqFt	\$52.92	\$49.90	\$46.92	
Distance from Condominium in miles		0.00	1.04	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05301-7501	4-05390-0010	4-05964-0001	4-05210-0007
Condominium Section	0054-R1			
Address	170 CROCHERON AVENUE	42 159 STREET	28 FRANCIS LEWIS BOULEVAR	46 BOWNE STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	21	24	20
Year Built	1981	1928	1950	1931
Gross SqFt	17,340	19,695	14,379	15,750
Estimated Gross Income	\$245,708	\$288,550	\$268,605	\$260,190
Gross Income per SqFt	\$14.17	\$14.65	\$18.68	\$16.52
Estimated Expense	\$112,710	\$83,926	\$118,353	\$132,773
Expense SqFt	\$6.50	\$4.26	\$8.23	\$8.43
Net Operating Income	\$132,998	\$204,624	\$150,252	\$127,417
Full Market Value	\$922,006	\$904,000	\$1,080,000	\$876,000
Market Value per SqFt	\$53.17	\$45.90	\$75.11	\$55.62
Distance from Condominium in miles		0.59	0.63	1.31

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05310-7501	4-05331-0001	4-05423-0030	
Condominium Section	0538-R1			
Address	189 37 AVENUE	158 SANFORD AVENUE	43 165 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	16	20	16	
Year Built	1932	1927	1927	
Gross SqFt	17,213	13,598	13,281	
Estimated Gross Income	\$283,498	\$270,453	\$223,609	
Gross Income per SqFt	\$16.47	\$19.89	\$16.84	
Estimated Expense	\$108,442	\$103,782	\$90,059	
Expense SqFt	\$6.30	\$7.63	\$6.78	
Net Operating Income	\$175,056	\$166,671	\$133,550	
Full Market Value	\$1,215,001	\$1,010,000	\$642,000	
Market Value per SqFt	\$70.59	\$74.28	\$48.34	
Distance from Condominium in miles		0.76	0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05315-7501	4-05210-0007	4-05423-0030	4-05331-0001
Condominium Section	0171-R1			
Address	36 193 STREET	46 BOWNE STREET	43 165 STREET	158 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	16	20
Year Built	1986	1931	1927	1927
Gross SqFt	15,096	15,750	13,281	13,598
Estimated Gross Income	\$249,084	\$260,190	\$223,609	\$270,453
Gross Income per SqFt	\$16.50	\$16.52	\$16.84	\$19.89
Estimated Expense	\$114,126	\$132,773	\$90,059	\$103,782
Expense SqFt	\$7.56	\$8.43	\$6.78	\$7.63
Net Operating Income	\$134,958	\$127,417	\$133,550	\$166,671
Full Market Value	\$930,001	\$876,000	\$642,000	\$1,010,000
Market Value per SqFt	\$61.61	\$55.62	\$48.34	\$74.28
Distance from Condominium in miles		1.66	0.77	0.97

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05315-7502	4-05011-0034	4-05048-0013	
Condominium Section	0551-R1			
Address	36 194 STREET	142 38 AVENUE	143 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	8	14	18	
Year Built	2008	2004	1979	
Gross SqFt	5,809	9,269	13,722	
Estimated Gross Income	\$130,703	\$183,990	\$345,108	
Gross Income per SqFt	\$22.50	\$19.85	\$25.15	
Estimated Expense	\$46,472	\$74,152	\$148,335	
Expense SqFt	\$8.00	\$8.00	\$10.81	
Net Operating Income	\$84,231	\$109,838	\$196,773	
Full Market Value	\$616,000	\$803,000	\$1,429,000	
Market Value per SqFt	\$106.04	\$86.63	\$104.14	
Distance from Condominium in miles		1.97	1.79	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05333-7501	4-05331-0020	4-05331-0004	
Condominium Section	0371-R1			
Address	160 SANFORD AVENUE	41 158 STREET	158 SANFORD AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	20	31	20	
Year Built	1991	1926	1927	
Gross SqFt	19,460	20,645	13,598	
Estimated Gross Income	\$311,165	\$345,101	\$218,697	
Gross Income per SqFt	\$15.99	\$16.72	\$16.08	
Estimated Expense	\$145,950	\$131,945	\$80,901	
Expense SqFt	\$7.50	\$6.39	\$5.95	
Net Operating Income	\$165,215	\$213,156	\$137,796	
Full Market Value	\$1,049,404	\$1,210,000	\$939,000	
Market Value per SqFt	\$53.93	\$58.61	\$69.05	
Distance from Condominium in miles		0.10	0.10	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05374-7501	4-04977-0021	4-04995-0050	
Condominium Section	0492-R1			
Address	42 PARSONS BOULEVARD	137 NORTHERN BOULEVARD	34 146 STREET	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	20	71	41	
Year Built	2006	2000	2004	
Gross SqFt	16,385	67,324	39,000	
Estimated Gross Income	\$351,294	\$1,423,576	\$836,000	
Gross Income per SqFt	\$21.44	\$21.15	\$21.44	
Estimated Expense	\$122,888	\$373,583	\$292,600	
Expense SqFt	\$7.50	\$5.55	\$7.50	
Net Operating Income	\$228,406	\$1,049,993	\$543,400	
Full Market Value	\$1,676,001	\$7,590,000	\$3,758,000	
Market Value per SqFt	\$102.29	\$112.74	\$96.36	
Distance from Condominium in miles		0.63	0.56	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05387-7501	4-05385-0008	4-05385-0003	4-05389-0027
Condominium Section	0191-R1			
Address	42 157 STREET	42 155 STREET	42 155 STREET	158 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	21
Year Built	1987	1926	1926	1926
Gross SqFt	13,000	12,920	12,920	12,990
Estimated Gross Income	\$167,570	\$191,583	\$166,587	\$161,411
Gross Income per SqFt	\$12.89	\$14.83	\$12.89	\$12.43
Estimated Expense	\$86,320	\$100,578	\$85,768	\$74,517
Expense SqFt	\$6.64	\$7.78	\$6.64	\$5.74
Net Operating Income	\$81,250	\$91,005	\$80,819	\$86,894
Full Market Value	\$542,000	\$628,000	\$497,000	\$550,000
Market Value per SqFt	\$41.69	\$48.61	\$38.47	\$42.34
Distance from Condominium in miles		0.05	0.05	0.10

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05390-7501	4-05287-0020	4-05294-0006	4-05052-0036
Condominium Section	0146-R1			
Address	42 159 STREET	36 165 STREET	36 167 STREET	147 147 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	90	73	115
Year Built	1962	1930	1942	1960
Gross SqFt	18,010	87,978	66,795	105,913
Estimated Gross Income	\$274,292	\$1,364,665	\$1,017,573	\$1,607,266
Gross Income per SqFt	\$15.23	\$15.51	\$15.23	\$15.18
Estimated Expense	\$135,075	\$468,554	\$337,769	\$729,072
Expense SqFt	\$7.50	\$5.33	\$5.06	\$6.88
Net Operating Income	\$139,217	\$896,111	\$679,804	\$878,194
Full Market Value	\$955,998	\$4,829,000	\$3,333,000	\$6,036,000
Market Value per SqFt	\$53.08	\$54.89	\$49.90	\$56.99
Distance from Condominium in miles		0.32	0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05415-7501	4-05287-0020	4-05050-0039	
Condominium Section	0195-R1			
Address	43 158 STREET	36 165 STREET	144 41 AVENUE	
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D1-ELEVATOR	
Total Units	17	90	101	
Year Built	1987	1930	1972	
Gross SqFt	16,145	87,978	85,602	
Estimated Gross Income	\$248,149	\$1,364,665	\$1,364,599	
Gross Income per SqFt	\$15.37	\$15.51	\$15.94	
Estimated Expense	\$121,088	\$468,554	\$685,323	
Expense SqFt	\$7.50	\$5.33	\$8.01	
Net Operating Income	\$127,061	\$896,111	\$679,276	
Full Market Value	\$872,001	\$4,829,000	\$4,636,000	
Market Value per SqFt	\$54.01	\$54.89	\$54.16	
Distance from Condominium in miles		0.49	0.61	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05459-7502	4-05416-0014	4-05423-0028	4-05391-0026
Condominium Section	0231-R1			
Address	46 171 STREET	43 158 STREET	43 165 STREET	160 SANFORD AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	32	16	16
Year Built	1988	1930	1927	1926
Gross SqFt	10,562	23,100	13,281	13,175
Estimated Gross Income	\$166,035	\$367,256	\$208,754	\$201,643
Gross Income per SqFt	\$15.72	\$15.90	\$15.72	\$15.30
Estimated Expense	\$79,109	\$160,349	\$99,440	\$70,140
Expense SqFt	\$7.49	\$6.94	\$7.49	\$5.32
Net Operating Income	\$86,926	\$206,907	\$109,314	\$131,503
Full Market Value	\$589,604	\$1,413,000	\$642,000	\$793,000
Market Value per SqFt	\$55.82	\$61.17	\$48.34	\$60.19
Distance from Condominium in miles		0.35	0.42	0.48

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0030	4-05423-0028	4-05421-0036
Condominium Section	0049-R1			
Address	175 56 AVENUE	43 165 STREET	43 165 STREET	43 164 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	16	16	19
Year Built	1982	1927	1927	1928
Gross SqFt	23,400	13,281	13,281	15,263
Estimated Gross Income	\$367,380	\$223,609	\$208,754	\$249,310
Gross Income per SqFt	\$15.70	\$16.84	\$15.72	\$16.33
Estimated Expense	\$174,564	\$90,059	\$99,440	\$113,817
Expense SqFt	\$7.46	\$6.78	\$7.49	\$7.46
Net Operating Income	\$192,816	\$133,550	\$109,314	\$135,493
Full Market Value	\$1,308,981	\$642,000	\$642,000	\$698,000
Market Value per SqFt	\$55.94	\$48.34	\$48.34	\$45.73
Distance from Condominium in miles		1.11	1.11	1.15

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0030	4-05423-0028	4-06258-0016
Condominium Section	0049-R2			
Address	175 56 AVENUE	43 165 STREET	43 165 STREET	42 201 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	52	16	16	54
Year Built	1982	1927	1927	1950
Gross SqFt	46,800	13,281	13,281	44,100
Estimated Gross Income	\$735,696	\$223,609	\$208,754	\$681,612
Gross Income per SqFt	\$15.72	\$16.84	\$15.72	\$15.46
Estimated Expense	\$350,532	\$90,059	\$99,440	\$270,582
Expense SqFt	\$7.49	\$6.78	\$7.49	\$6.14
Net Operating Income	\$385,164	\$133,550	\$109,314	\$411,030
Full Market Value	\$2,606,784	\$642,000	\$642,000	\$2,475,000
Market Value per SqFt	\$55.70	\$48.34	\$48.34	\$56.12
Distance from Condominium in miles		1.13	1.13	1.27

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0030	4-05423-0028	4-06258-0016
Condominium Section	0049-R3			
Address	5603 UTOPIA PARKWAY	43 165 STREET	43 165 STREET	42 201 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	54	16	16	54
Year Built	1982	1927	1927	1950
Gross SqFt	48,600	13,281	13,281	44,100
Estimated Gross Income	\$763,992	\$223,609	\$208,754	\$681,612
Gross Income per SqFt	\$15.72	\$16.84	\$15.72	\$15.46
Estimated Expense	\$364,014	\$90,059	\$99,440	\$270,582
Expense SqFt	\$7.49	\$6.78	\$7.49	\$6.14
Net Operating Income	\$399,978	\$133,550	\$109,314	\$411,030
Full Market Value	\$2,705,998	\$642,000	\$642,000	\$2,475,000
Market Value per SqFt	\$55.68	\$48.34	\$48.34	\$56.12
Distance from Condominium in miles		1.15	1.15	1.23

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0030	4-05423-0028	4-06263-0004
Condominium Section	0049-R4			
Address	5627 184 STREET	43 165 STREET	43 165 STREET	202 43 AVENUE
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	19
Year Built	1982	1927	1927	1922
Gross SqFt	14,400	13,281	13,281	14,080
Estimated Gross Income	\$226,368	\$223,609	\$208,754	\$215,743
Gross Income per SqFt	\$15.72	\$16.84	\$15.72	\$15.32
Estimated Expense	\$107,856	\$90,059	\$99,440	\$87,674
Expense SqFt	\$7.49	\$6.78	\$7.49	\$6.23
Net Operating Income	\$118,512	\$133,550	\$109,314	\$128,069
Full Market Value	\$802,998	\$642,000	\$642,000	\$879,000
Market Value per SqFt	\$55.76	\$48.34	\$48.34	\$62.43
Distance from Condominium in miles		1.15	1.15	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0028	4-05423-0030	4-06258-0016
Condominium Section	0049-R5			
Address	1830 58 AVENUE	43 165 STREET	43 165 STREET	42 201 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	16	54
Year Built	1982	1927	1927	1950
Gross SqFt	12,600	13,281	13,281	44,100
Estimated Gross Income	\$198,072	\$208,754	\$223,609	\$681,612
Gross Income per SqFt	\$15.72	\$15.72	\$16.84	\$15.46
Estimated Expense	\$94,374	\$99,440	\$90,059	\$270,582
Expense SqFt	\$7.49	\$7.49	\$6.78	\$6.14
Net Operating Income	\$103,698	\$109,314	\$133,550	\$411,030
Full Market Value	\$702,912	\$642,000	\$642,000	\$2,475,000
Market Value per SqFt	\$55.79	\$48.34	\$48.34	\$56.12
Distance from Condominium in miles		1.23	1.23	1.29

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05598-7501	4-05423-0030	4-05423-0028	4-05421-0036
Condominium Section	0049-R6			
Address	184 58 AVENUE	43 165 STREET	43 165 STREET	43 164 STREET
Neighborhood	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16	19
Year Built	1982	1927	1927	1928
Gross SqFt	14,400	13,281	13,281	15,263
Estimated Gross Income	\$235,152	\$223,609	\$208,754	\$249,310
Gross Income per SqFt	\$16.33	\$16.84	\$15.72	\$16.33
Estimated Expense	\$107,424	\$90,059	\$99,440	\$113,817
Expense SqFt	\$7.46	\$6.78	\$7.49	\$7.46
Net Operating Income	\$127,728	\$133,550	\$109,314	\$135,493
Full Market Value	\$802,992	\$642,000	\$642,000	\$698,000
Market Value per SqFt	\$55.76	\$48.34	\$48.34	\$45.73
Distance from Condominium in miles		1.25	1.25	1.31

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05893-7501	4-05865-0118	4-05865-0112	4-05026-0024
Condominium Section	0043-R1			
Address	209 23 AVENUE	16 BELL BOULEVARD	16 BELL BOULEVARD	147 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	543	152	152	72
Year Built	1983	1973	1973	1959
Gross SqFt	515,402	147,700	147,700	57,425
Estimated Gross Income	\$8,890,685	\$2,856,450	\$2,655,707	\$948,082
Gross Income per SqFt	\$17.25	\$19.34	\$17.98	\$16.51
Estimated Expense	\$3,272,803	\$979,445	\$938,256	\$387,932
Expense SqFt	\$6.35	\$6.63	\$6.35	\$6.76
Net Operating Income	\$5,617,882	\$1,877,005	\$1,717,451	\$560,150
Full Market Value	\$38,455,091	\$11,660,000	\$11,550,000	\$4,055,000
Market Value per SqFt	\$74.61	\$78.94	\$78.20	\$70.61
Distance from Condominium in miles		0.36	0.36	2.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-08092-0005	4-05026-0024
Condominium Section	0043-R2			
Address	209 23 AVENUE	16 BELL BOULEVARD	43 DOUGLASTON PARKWAY	147 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	100	152	148	72
Year Built	1983	1973	1963	1959
Gross SqFt	89,015	147,700	114,402	57,425
Estimated Gross Income	\$1,526,607	\$2,655,707	\$1,961,788	\$948,082
Gross Income per SqFt	\$17.15	\$17.98	\$17.15	\$16.51
Estimated Expense	\$587,499	\$938,256	\$703,879	\$387,932
Expense SqFt	\$6.60	\$6.35	\$6.15	\$6.76
Net Operating Income	\$939,108	\$1,717,451	\$1,257,909	\$560,150
Full Market Value	\$6,427,994	\$11,550,000	\$6,952,000	\$4,055,000
Market Value per SqFt	\$72.21	\$78.20	\$60.77	\$70.61
Distance from Condominium in miles		0.36	2.01	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-08092-0005	4-05026-0024
Condominium Section	0043-R3			
Address	209 23 AVENUE	16 BELL BOULEVARD	43 DOUGLASTON PARKWAY	147 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	DOUGLASTON	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	240	152	148	72
Year Built	1983	1973	1963	1959
Gross SqFt	216,662	147,700	114,402	57,425
Estimated Gross Income	\$3,715,753	\$2,655,707	\$1,961,788	\$948,082
Gross Income per SqFt	\$17.15	\$17.98	\$17.15	\$16.51
Estimated Expense	\$1,462,469	\$938,256	\$703,879	\$387,932
Expense SqFt	\$6.75	\$6.35	\$6.15	\$6.76
Net Operating Income	\$2,253,284	\$1,717,451	\$1,257,909	\$560,150
Full Market Value	\$16,284,003	\$11,550,000	\$6,952,000	\$4,055,000
Market Value per SqFt	\$75.16	\$78.20	\$60.77	\$70.61
Distance from Condominium in miles		0.36	2.01	2.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05958-0030	4-05026-0024
Condominium Section	0043-R5			
Address	209 23 AVENUE	16 BELL BOULEVARD	23 WATERS EDGE DRIVE	147 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	138	152	121	72
Year Built	1983	1973	1969	1959
Gross SqFt	124,491	147,700	146,525	57,425
Estimated Gross Income	\$2,209,715	\$2,655,707	\$2,427,510	\$948,082
Gross Income per SqFt	\$17.75	\$17.98	\$16.57	\$16.51
Estimated Expense	\$873,927	\$938,256	\$1,028,325	\$387,932
Expense SqFt	\$7.02	\$6.35	\$7.02	\$6.76
Net Operating Income	\$1,335,788	\$1,717,451	\$1,399,185	\$560,150
Full Market Value	\$9,144,004	\$11,550,000	\$8,800,000	\$4,055,000
Market Value per SqFt	\$73.45	\$78.20	\$60.06	\$70.61
Distance from Condominium in miles		0.36	0.38	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-05893-7501	4-05865-0112	4-05294-0006	4-05026-0024
Condominium Section	0043-R7			
Address	209 23 AVENUE	16 BELL BOULEVARD	36 167 STREET	147 38 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH	FLUSHING-NORTH
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	152	73	72
Year Built	1983	1973	1942	1959
Gross SqFt	13,073	147,700	66,795	57,425
Estimated Gross Income	\$228,778	\$2,655,707	\$1,017,573	\$948,082
Gross Income per SqFt	\$17.50	\$17.98	\$15.23	\$16.51
Estimated Expense	\$88,373	\$938,256	\$337,769	\$387,932
Expense SqFt	\$6.76	\$6.35	\$5.06	\$6.76
Net Operating Income	\$140,405	\$1,717,451	\$679,804	\$560,150
Full Market Value	\$961,000	\$11,550,000	\$3,333,000	\$4,055,000
Market Value per SqFt	\$73.51	\$78.20	\$49.90	\$70.61
Distance from Condominium in miles		0.36	1.46	2.20

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06283-7502	4-08092-0033	4-05865-0118	
Condominium Section	0654-R1			
Address	42 212 STREET	44 DOUGLASTON PARKWAY	16 BELL BOULEVARD	
Neighborhood	BAYSIDE	DOUGLASTON	BAYSIDE	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	11	66	152	
Year Built	2008	1976	1973	
Gross SqFt	17,287	66,342	147,700	
Estimated Gross Income	\$397,428	\$1,525,470	\$2,856,450	
Gross Income per SqFt	\$22.99	\$22.99	\$19.34	
Estimated Expense	\$107,871	\$387,108	\$979,445	
Expense SqFt	\$6.24	\$5.84	\$6.63	
Net Operating Income	\$289,557	\$1,138,362	\$1,877,005	
Full Market Value	\$2,114,998	\$5,654,000	\$11,660,000	
Market Value per SqFt	\$122.35	\$85.23	\$78.94	
Distance from Condominium in miles		1.35	1.54	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06284-7501	4-05958-0030	4-05294-0006	
Condominium Section	0343-R1			
Address	213 42 AVENUE	23 WATERS EDGE DRIVE	36 167 STREET	
Neighborhood	BAYSIDE	BAYSIDE	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	47	121	73	
Year Built	1989	1969	1942	
Gross SqFt	32,208	146,525	66,795	
Estimated Gross Income	\$512,107	\$2,427,510	\$1,017,573	
Gross Income per SqFt	\$15.90	\$16.57	\$15.23	
Estimated Expense	\$241,560	\$1,028,325	\$337,769	
Expense SqFt	\$7.50	\$7.02	\$5.06	
Net Operating Income	\$270,547	\$1,399,185	\$679,804	
Full Market Value	\$1,792,563	\$8,800,000	\$3,333,000	
Market Value per SqFt	\$55.66	\$60.06	\$49.90	
Distance from Condominium in miles		1.33	1.46	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06542-7501	4-06712-0032	4-06636-0001	4-09668-0027
Condominium Section	0109-R1			
Address	152 MELBOURNE AVENUE	150 79 AVENUE	135 GRAND CENTRAL PARKWAY	135 HOOVER AVENUE
Neighborhood	FLUSHING-SOUTH	FLUSHING-SOUTH	BRIARWOOD	BRIARWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	90	60	181	78
Year Built	1963	1961	1952	1952
Gross SqFt	86,652	52,662	125,164	61,218
Estimated Gross Income	\$1,407,228	\$894,727	\$1,891,424	\$994,180
Gross Income per SqFt	\$16.24	\$16.99	\$15.11	\$16.24
Estimated Expense	\$693,216	\$456,580	\$984,785	\$476,888
Expense SqFt	\$8.00	\$8.67	\$7.87	\$7.79
Net Operating Income	\$714,012	\$438,147	\$906,639	\$517,292
Full Market Value	\$4,859,999	\$2,299,000	\$6,235,000	\$3,521,000
Market Value per SqFt	\$56.09	\$43.66	\$49.81	\$57.52
Distance from Condominium in miles		0.93	1.23	1.32

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06548-7501	4-03258-0042	4-03348-0007	
Condominium Section	0148-R1			
Address	135 JEWEL AVENUE	108 72 AVENUE	80 AUSTIN STREET	
Neighborhood	FLUSHING-SOUTH	FOREST HILLS	KEW GARDENS	
Building Classification	R2-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP	
Total Units	318	22	14	
Year Built	1950	1920	1942	
Gross SqFt	219,528	15,088	11,700	
Estimated Gross Income	\$3,345,607	\$231,490	\$180,695	
Gross Income per SqFt	\$15.24	\$15.34	\$15.44	
Estimated Expense	\$1,646,460	\$50,500	\$54,735	
Expense SqFt	\$7.50	\$3.35	\$4.68	
Net Operating Income	\$1,699,147	\$180,990	\$125,960	
Full Market Value	\$11,671,997	\$1,242,000	\$858,000	
Market Value per SqFt	\$53.17	\$82.32	\$73.33	
Distance from Condominium in miles		0.82	0.93	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06713-7501	4-06809-0001	4-07117-0003	
Condominium Section	0014-R1			
Address	150 UNION TURNPIKE	75 153 STREET	188 64 AVENUE	
Neighborhood	HILLCREST	FLUSHING-SOUTH	FRESH MEADOWS	
Building Classification	R4-CONDOMINIUM	D8-ELEVATOR	D9-ELEVATOR	
Total Units	458	388	1,201	
Year Built	1967	2004	1947	
Gross SqFt	454,660	540,846	1,228,778	
Estimated Gross Income	\$7,592,822	\$8,872,212	\$21,316,772	
Gross Income per SqFt	\$16.70	\$16.40	\$17.35	
Estimated Expense	\$4,091,940	\$3,929,283	\$8,908,776	
Expense SqFt	\$9.00	\$7.27	\$7.25	
Net Operating Income	\$3,500,882	\$4,942,929	\$12,407,996	
Full Market Value	\$24,529,913	\$35,795,000	\$87,230,000	
Market Value per SqFt	\$53.95	\$66.18	\$70.99	
Distance from Condominium in miles		0.46	1.94	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06797-7503	4-06853-0006	4-06636-0001	4-09666-0052
Condominium Section	0325-R1			
Address	158 72 AVENUE	80 PARSONS BOULEVARD	135 GRAND CENTRAL PARKWAY	135 82 DRIVE
Neighborhood	FLUSHING-SOUTH	HILLCREST	BRIARWOOD	BRIARWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	71	112	181	96
Year Built	1987	1962	1952	1952
Gross SqFt	51,125	58,089	125,164	73,524
Estimated Gross Income	\$868,614	\$1,030,499	\$1,891,424	\$1,151,386
Gross Income per SqFt	\$16.99	\$17.74	\$15.11	\$15.66
Estimated Expense	\$375,258	\$515,249	\$984,785	\$575,693
Expense SqFt	\$7.34	\$8.87	\$7.87	\$7.83
Net Operating Income	\$493,356	\$515,250	\$906,639	\$575,693
Full Market Value	\$3,376,999	\$3,487,000	\$6,235,000	\$3,940,000
Market Value per SqFt	\$66.05	\$60.03	\$49.81	\$53.59
Distance from Condominium in miles		0.68	1.13	1.23

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06799-7501	4-05193-0039	4-04995-0050	
Condominium Section	0615-R1			
Address	71 160 STREET	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	7	12	41	
Year Built	2006	2006	2004	
Gross SqFt	5,216	10,168	39,000	
Estimated Gross Income	\$111,831	\$211,560	\$836,000	
Gross Income per SqFt	\$21.44	\$20.81	\$21.44	
Estimated Expense	\$33,904	\$37,148	\$292,600	
Expense SqFt	\$6.50	\$3.65	\$7.50	
Net Operating Income	\$77,927	\$174,412	\$543,400	
Full Market Value	\$572,000	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$109.66	\$122.25	\$96.36	
Distance from Condominium in miles		1.86	2.72	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06799-7502	4-04995-0050	4-05193-0039	
Condominium Section	0613-R1			
Address	71 160 STREET	34 146 STREET	43 ROBINSON STREET	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	8	41	12	
Year Built	2007	2004	2006	
Gross SqFt	6,214	39,000	10,168	
Estimated Gross Income	\$133,228	\$836,000	\$211,560	
Gross Income per SqFt	\$21.44	\$21.44	\$20.81	
Estimated Expense	\$40,391	\$292,600	\$37,148	
Expense SqFt	\$6.50	\$7.50	\$3.65	
Net Operating Income	\$92,837	\$543,400	\$174,412	
Full Market Value	\$681,000	\$3,758,000	\$1,243,000	
Market Value per SqFt	\$109.59	\$96.36	\$122.25	
Distance from Condominium in miles		2.72	1.86	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06800-7501	4-02324-0035	4-15661-0031	4-02265-0067
Condominium Section	0728-R1			
Address	71 161 STREET	44 63 STREET	22 DIX AVENUE	75 113 STREET
Neighborhood	FLUSHING-SOUTH	WOODSIDE	FAR ROCKAWAY	FOREST HILLS
Building Classification	R4-CONDOMINIUM	D9-ELEVATOR	D3-ELEVATOR	D9-ELEVATOR
Total Units	11	78	17	54
Year Built	2006	1982	1998	1974
Gross SqFt	11,840	58,000	14,553	41,920
Estimated Gross Income	\$240,000	\$1,412,765	\$325,564	\$889,375
Gross Income per SqFt	\$20.27	\$24.36	\$22.37	\$21.22
Estimated Expense	\$72,000	\$619,927	\$145,664	\$412,026
Expense SqFt	\$6.08	\$10.69	\$10.01	\$9.83
Net Operating Income	\$168,000	\$792,838	\$179,900	\$477,349
Full Market Value	\$1,199,000	\$4,245,000	\$1,315,000	\$3,366,000
Market Value per SqFt	\$101.27	\$73.19	\$90.36	\$80.30
Distance from Condominium in miles		5.02	8.87	1.58

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06801-7503	4-09760-0025	4-04977-0021	
Condominium Section	0611-R1			
Address	71 162 STREET	89 162 STREET	137 NORTHERN BOULEVARD	
Neighborhood	FLUSHING-SOUTH	JAMAICA	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	42	90	71	
Year Built	2007	2003	2000	
Gross SqFt	66,085	97,187	67,324	
Estimated Gross Income	\$1,453,870	\$2,545,099	\$1,423,576	
Gross Income per SqFt	\$22.00	\$26.19	\$21.15	
Estimated Expense	\$428,231	\$473,354	\$373,583	
Expense SqFt	\$6.48	\$4.87	\$5.55	
Net Operating Income	\$1,025,639	\$2,071,745	\$1,049,993	
Full Market Value	\$7,373,011	\$14,995,000	\$7,590,000	
Market Value per SqFt	\$111.57	\$154.29	\$112.74	
Distance from Condominium in miles		1.71	2.59	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-06801-7504	4-05193-0039	4-04995-0050	
Condominium Section	0614-R1			
Address	162 71 AVENUE	43 ROBINSON STREET	34 146 STREET	
Neighborhood	FLUSHING-SOUTH	FLUSHING-NORTH	FLUSHING-NORTH	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D3-ELEVATOR	
Total Units	14	12	41	
Year Built	2008	2006	2004	
Gross SqFt	14,514	10,168	39,000	
Estimated Gross Income	\$311,180	\$211,560	\$836,000	
Gross Income per SqFt	\$21.44	\$20.81	\$21.44	
Estimated Expense	\$94,341	\$37,148	\$292,600	
Expense SqFt	\$6.50	\$3.65	\$7.50	
Net Operating Income	\$216,839	\$174,412	\$543,400	
Full Market Value	\$1,591,001	\$1,243,000	\$3,758,000	
Market Value per SqFt	\$109.62	\$122.25	\$96.36	
Distance from Condominium in miles		1.84	2.69	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07353-7501	4-06263-0004	4-06258-0016	4-06301-0016
Condominium Section	0228-R1			
Address	201 ROCKY HILL ROAD	202 43 AVENUE	42 201 STREET	214 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	27	19	54	52
Year Built	1950	1922	1950	1939
Gross SqFt	18,600	14,080	44,100	51,150
Estimated Gross Income	\$287,556	\$215,743	\$681,612	\$807,394
Gross Income per SqFt	\$15.46	\$15.32	\$15.46	\$15.78
Estimated Expense	\$144,150	\$87,674	\$270,582	\$263,102
Expense SqFt	\$7.75	\$6.23	\$6.14	\$5.14
Net Operating Income	\$143,406	\$128,069	\$411,030	\$544,292
Full Market Value	\$892,103	\$879,000	\$2,475,000	\$2,981,000
Market Value per SqFt	\$47.96	\$62.43	\$56.12	\$58.28
Distance from Condominium in miles		0.38	0.48	0.80

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07353-7501	4-06263-0004	4-06258-0016	4-06301-0016
Condominium Section	0228-R2			
Address	202 ROCKY HILL ROAD	202 43 AVENUE	42 201 STREET	214 43 AVENUE
Neighborhood	BAYSIDE	BAYSIDE	BAYSIDE	BAYSIDE
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	38	19	54	52
Year Built	1950	1922	1950	1939
Gross SqFt	26,190	14,080	44,100	51,150
Estimated Gross Income	\$404,897	\$215,743	\$681,612	\$807,394
Gross Income per SqFt	\$15.46	\$15.32	\$15.46	\$15.78
Estimated Expense	\$202,973	\$87,674	\$270,582	\$263,102
Expense SqFt	\$7.75	\$6.23	\$6.14	\$5.14
Net Operating Income	\$201,924	\$128,069	\$411,030	\$544,292
Full Market Value	\$1,254,003	\$879,000	\$2,475,000	\$2,981,000
Market Value per SqFt	\$47.88	\$62.43	\$56.12	\$58.28
Distance from Condominium in miles		0.40	0.50	0.76

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-07674-7501	4-06301-0016	4-10628-0080	4-10741-0170
Condominium Section	0060-R1			
Address	67 CLOVERDALE BOULEVARD	214 43 AVENUE	214 93 AVENUE	94 222 STREET
Neighborhood	OAKLAND GARDENS	BAYSIDE	QUEENS VILLAGE	QUEENS VILLAGE
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	C5-WALK-UP
Total Units	179	52	14	12
Year Built	1960	1939	1929	1962
Gross SqFt	212,533	51,150	12,180	5,500
Estimated Gross Income	\$3,353,771	\$807,394	\$180,142	\$87,839
Gross Income per SqFt	\$15.78	\$15.78	\$14.79	\$15.97
Estimated Expense	\$1,275,198	\$263,102	\$95,491	\$49,002
Expense SqFt	\$6.00	\$5.14	\$7.84	\$8.91
Net Operating Income	\$2,078,573	\$544,292	\$84,651	\$38,837
Full Market Value	\$14,228,010	\$2,981,000	\$584,000	\$265,000
Market Value per SqFt	\$66.94	\$58.28	\$47.95	\$48.18
Distance from Condominium in miles		1.49	1.79	1.88

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-08136-7502	4-06301-0016	4-06258-0016	
Condominium Section	0189-R1			
Address	40 LITTLE NECK PARKWAY	214 43 AVENUE	42 201 STREET	
Neighborhood	LITTLE NECK	BAYSIDE	BAYSIDE	
Building Classification	R9-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	63	52	54	
Year Built	1941	1939	1950	
Gross SqFt	61,840	51,150	44,100	
Estimated Gross Income	\$965,941	\$807,394	\$681,612	
Gross Income per SqFt	\$15.62	\$15.78	\$15.46	
Estimated Expense	\$371,040	\$263,102	\$270,582	
Expense SqFt	\$6.00	\$5.14	\$6.14	
Net Operating Income	\$594,901	\$544,292	\$411,030	
Full Market Value	\$4,072,000	\$2,981,000	\$2,475,000	
Market Value per SqFt	\$65.85	\$58.28	\$56.12	
Distance from Condominium in miles		1.69	2.48	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09046-7501	4-08896-0029	4-08854-0067	
Condominium Section	0212-R1			
Address	97 75 STREET	74 88 ROAD	86 FOREST PARKWAY	
Neighborhood	OZONE PARK	WOODHAVEN	WOODHAVEN	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	40	18	43	
Year Built	1988	1931	1931	
Gross SqFt	31,315	11,587	29,000	
Estimated Gross Income	\$477,867	\$169,596	\$460,396	
Gross Income per SqFt	\$15.26	\$14.64	\$15.88	
Estimated Expense	\$219,205	\$44,674	\$148,585	
Expense SqFt	\$7.00	\$3.86	\$5.12	
Net Operating Income	\$258,662	\$124,922	\$311,811	
Full Market Value	\$1,693,997	\$628,000	\$2,130,000	
Market Value per SqFt	\$54.10	\$54.20	\$73.45	
Distance from Condominium in miles		0.62	0.91	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09177-7501	4-09194-0007	4-09306-0030	4-09206-0001
Condominium Section	0184-R1			
Address	84 101 STREET	84 109 STREET	100 92 AVENUE	109 PARK LANE SOUTH
Neighborhood	WOODHAVEN	RICHMOND HILL	WOODHAVEN	RICHMOND HILL
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	15	52	26	77
Year Built	1959	1931	1931	1929
Gross SqFt	12,208	46,200	31,023	76,188
Estimated Gross Income	\$171,156	\$730,874	\$434,979	\$963,417
Gross Income per SqFt	\$14.02	\$15.82	\$14.02	\$12.65
Estimated Expense	\$82,404	\$285,742	\$152,450	\$467,005
Expense SqFt	\$6.75	\$6.18	\$4.91	\$6.13
Net Operating Income	\$88,752	\$445,132	\$282,529	\$496,412
Full Market Value	\$471,466	\$3,043,000	\$1,386,000	\$2,860,000
Market Value per SqFt	\$38.62	\$65.87	\$44.68	\$37.54
Distance from Condominium in miles		0.43	0.45	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09177-7501	4-09194-0007	4-09306-0030	4-09206-0001
Condominium Section	0184-R2			
Address	84 101 STREET	84 109 STREET	100 92 AVENUE	109 PARK LANE SOUTH
Neighborhood	WOODHAVEN	RICHMOND HILL	WOODHAVEN	RICHMOND HILL
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	6	52	26	77
Year Built	1959	1931	1931	1929
Gross SqFt	4,497	46,200	31,023	76,188
Estimated Gross Income	\$63,048	\$730,874	\$434,979	\$963,417
Gross Income per SqFt	\$14.02	\$15.82	\$14.02	\$12.65
Estimated Expense	\$31,479	\$285,742	\$152,450	\$467,005
Expense SqFt	\$7.00	\$6.18	\$4.91	\$6.13
Net Operating Income	\$31,569	\$445,132	\$282,529	\$496,412
Full Market Value	\$172,689	\$3,043,000	\$1,386,000	\$2,860,000
Market Value per SqFt	\$38.40	\$65.87	\$44.68	\$37.54
Distance from Condominium in miles		0.43	0.45	0.55

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09177-7501	4-08892-0050	4-08884-0017	4-08884-0023
Condominium Section	0184-R3			
Address	84 101 STREET	86 98 STREET	86 96 STREET	94 86 ROAD
Neighborhood	WOODHAVEN	WOODHAVEN	WOODHAVEN	WOODHAVEN
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	63	95	38	32
Year Built	1959	1931	1930	1931
Gross SqFt	53,790	56,893	34,000	23,520
Estimated Gross Income	\$791,789	\$908,122	\$384,764	\$346,249
Gross Income per SqFt	\$14.72	\$15.96	\$11.32	\$14.72
Estimated Expense	\$403,425	\$401,206	\$192,773	\$128,968
Expense SqFt	\$7.50	\$7.05	\$5.67	\$5.48
Net Operating Income	\$388,364	\$506,916	\$191,991	\$217,281
Full Market Value	\$2,078,109	\$3,459,000	\$1,235,000	\$1,061,000
Market Value per SqFt	\$38.63	\$60.80	\$36.32	\$45.11
Distance from Condominium in miles		0.05	0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09177-7501	4-09194-0007	4-09306-0030	
Condominium Section	0184-R4			
Address	84 101 STREET	84 109 STREET	100 92 AVENUE	
Neighborhood	WOODHAVEN	RICHMOND HILL	WOODHAVEN	
Building Classification	R2-CONDOMINIUM	D7-ELEVATOR	D5-ELEVATOR	
Total Units	3	52	26	
Year Built	1959	1931	1931	
Gross SqFt	3,800	46,200	31,023	
Estimated Gross Income	\$54,872	\$730,874	\$434,979	
Gross Income per SqFt	\$14.44	\$15.82	\$14.02	
Estimated Expense	\$28,500	\$285,742	\$152,450	
Expense SqFt	\$7.50	\$6.18	\$4.91	
Net Operating Income	\$26,372	\$445,132	\$282,529	
Full Market Value	\$147,400	\$3,043,000	\$1,386,000	
Market Value per SqFt	\$38.79	\$65.87	\$44.68	
Distance from Condominium in miles		0.43	0.45	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09231-7501	4-09231-0091	4-09236-0033	4-03322-0001
Condominium Section	0132-R1			
Address	83 LEFFERTS BOULEVARD	83 LEFFERTS BOULEVARD	120 85 AVENUE	118 METROPOLITAN AVENUE
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	90	57	85
Year Built	1928	1937	1962	1928
Gross SqFt	40,235	107,700	46,692	77,670
Estimated Gross Income	\$514,606	\$1,378,838	\$564,552	\$993,399
Gross Income per SqFt	\$12.79	\$12.80	\$12.09	\$12.79
Estimated Expense	\$239,398	\$540,619	\$289,797	\$536,700
Expense SqFt	\$5.95	\$5.02	\$6.21	\$6.91
Net Operating Income	\$275,208	\$838,219	\$274,755	\$456,699
Full Market Value	\$1,837,998	\$5,598,000	\$1,748,000	\$2,750,000
Market Value per SqFt	\$45.68	\$51.98	\$37.44	\$35.41
Distance from Condominium in miles		0.00	0.09	0.11

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09245-7501	4-09230-0060	4-09230-0074	4-09231-0081
Condominium Section	0048-R1			
Address	84 AUSTIN STREET	119 METROPOLITAN AVENUE	119 METROPOLITAN AVENUE	83 LEFFERTS BOULEVARD
Neighborhood	KEW GARDENS	KEW GARDENS	KEW GARDENS	KEW GARDENS
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	31	60	16
Year Built	1982	1925	1931	1975
Gross SqFt	16,275	33,000	58,300	10,051
Estimated Gross Income	\$227,850	\$312,747	\$751,487	\$155,269
Gross Income per SqFt	\$14.00	\$9.48	\$12.89	\$15.45
Estimated Expense	\$87,722	\$125,322	\$405,768	\$68,021
Expense SqFt	\$5.39	\$3.80	\$6.96	\$6.77
Net Operating Income	\$140,128	\$187,425	\$345,719	\$87,248
Full Market Value	\$877,788	\$1,113,000	\$2,307,000	\$573,000
Market Value per SqFt	\$53.93	\$33.73	\$39.57	\$57.01
Distance from Condominium in miles		0.20	0.20	0.24

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09651-7501	4-09715-0146	4-09711-0056	4-09711-0075
Condominium Section	0215-R1			
Address	85 MAIN STREET	141 PERSHING CRESCENT	141 85 ROAD	139 85 DRIVE
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R9-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	223	108	132	120
Year Built	1966	1949	1951	1940
Gross SqFt	196,355	109,500	103,629	114,780
Estimated Gross Income	\$2,735,225	\$1,481,617	\$1,653,501	\$1,568,944
Gross Income per SqFt	\$13.93	\$13.53	\$15.96	\$13.67
Estimated Expense	\$883,598	\$735,654	\$755,120	\$790,221
Expense SqFt	\$4.50	\$6.72	\$7.29	\$6.88
Net Operating Income	\$1,851,627	\$745,963	\$898,381	\$778,723
Full Market Value	\$12,194,000	\$4,938,000	\$6,130,000	\$5,147,000
Market Value per SqFt	\$62.10	\$45.10	\$59.15	\$44.84
Distance from Condominium in miles		0.10	0.17	0.17

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09668-7501	4-09666-0052	4-09663-0020	4-09715-0146
Condominium Section	0251-R1			
Address	135 82 AVENUE	135 82 DRIVE	81 135 STREET	141 PERSHING CRESCENT
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	BRIARWOOD
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	96	138	108
Year Built	1990	1952	1949	1949
Gross SqFt	19,000	73,524	102,500	109,500
Estimated Gross Income	\$262,200	\$1,151,386	\$1,414,952	\$1,481,617
Gross Income per SqFt	\$13.80	\$15.66	\$13.80	\$13.53
Estimated Expense	\$118,750	\$575,693	\$596,439	\$735,654
Expense SqFt	\$6.25	\$7.83	\$5.82	\$6.72
Net Operating Income	\$143,450	\$575,693	\$818,513	\$745,963
Full Market Value	\$946,001	\$3,940,000	\$5,398,000	\$4,938,000
Market Value per SqFt	\$49.79	\$53.59	\$52.66	\$45.10
Distance from Condominium in miles		0.11	0.11	0.34

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09736-7501	4-09760-0022	4-03169-0021	
Condominium Section	0520-R1			
Address	143 84 DRIVE	90 161 STREET	99 67 ROAD	
Neighborhood	BRIARWOOD	JAMAICA	REGO PARK	
Building Classification	R4-CONDOMINIUM	D6-ELEVATOR	D3-ELEVATOR	
Total Units	53	96	29	
Year Built	2007	2003	2001	
Gross SqFt	29,969	54,496	22,662	
Estimated Gross Income	\$764,210	\$1,515,247	\$637,733	
Gross Income per SqFt	\$25.50	\$27.80	\$28.14	
Estimated Expense	\$269,721	\$494,525	\$168,204	
Expense SqFt	\$9.00	\$9.07	\$7.42	
Net Operating Income	\$494,489	\$1,020,722	\$469,529	
Full Market Value	\$3,431,999	\$7,353,000	\$3,379,000	
Market Value per SqFt	\$114.52	\$134.93	\$149.10	
Distance from Condominium in miles		0.89	2.28	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09738-7501	4-09712-0102	4-09711-0056	
Condominium Section	0721-R1			
Address	143 HOOVER AVENUE	141 85 ROAD	141 85 ROAD	
Neighborhood	BRIARWOOD	BRIARWOOD	BRIARWOOD	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	41	252	132	
Year Built	2009	1951	1951	
Gross SqFt	45,787	179,072	103,629	
Estimated Gross Income	\$801,273	\$3,308,472	\$1,653,501	
Gross Income per SqFt	\$17.50	\$18.48	\$15.96	
Estimated Expense	\$297,616	\$1,384,133	\$755,120	
Expense SqFt	\$6.50	\$7.73	\$7.29	
Net Operating Income	\$503,657	\$1,924,339	\$898,381	
Full Market Value	\$3,435,999	\$13,839,000	\$6,130,000	
Market Value per SqFt	\$75.04	\$77.28	\$59.15	
Distance from Condominium in miles		10.01	9.97	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09755-7501	4-00021-0060	4-00021-0070	
Condominium Section	0505-R1			
Address	89 PARSONS BOULEVARD	47 CENTER BOULEVARD	47 CENTER BOULEVARD	
Neighborhood	JAMAICA	LONG ISLAND CITY	LONG ISLAND CITY	
Building Classification	R9-CONDOMINIUM	D8-ELEVATOR	D8-ELEVATOR	
Total Units	346	395	495	
Year Built	2006	2007	2007	
Gross SqFt	247,713	466,000	460,000	
Estimated Gross Income	\$5,945,112	\$14,588,166	\$16,021,436	
Gross Income per SqFt	\$24.00	\$31.31	\$34.83	
Estimated Expense	\$2,229,417	\$5,463,240	\$4,067,165	
Expense SqFt	\$9.00	\$11.72	\$8.84	
Net Operating Income	\$3,715,695	\$9,124,926	\$11,954,271	
Full Market Value	\$20,099,806	\$37,800,000	\$54,300,000	
Market Value per SqFt	\$81.14	\$81.12	\$118.04	
Distance from Condominium in miles		8.63	8.63	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09762-7501	4-09760-0025	4-09760-0022	
Condominium Section	0669-R1			
Address	88 PARSONS BOULEVARD	89 162 STREET	90 161 STREET	
Neighborhood	JAMAICA	JAMAICA	JAMAICA	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D6-ELEVATOR	
Total Units	32	90	96	
Year Built	2007	2003	2003	
Gross SqFt	78,540	97,187	54,496	
Estimated Gross Income	\$2,120,580	\$2,545,099	\$1,515,247	
Gross Income per SqFt	\$27.00	\$26.19	\$27.80	
Estimated Expense	\$706,860	\$473,354	\$494,525	
Expense SqFt	\$9.00	\$4.87	\$9.07	
Net Operating Income	\$1,413,720	\$2,071,745	\$1,020,722	
Full Market Value	\$10,205,987	\$14,995,000	\$7,353,000	
Market Value per SqFt	\$129.95	\$154.29	\$134.93	
Distance from Condominium in miles		0.24	0.24	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09828-7501	4-09760-0025	4-09884-0032	
Condominium Section	0606-R1			
Address	89 175 STREET	89 162 STREET	86 AVA PLACE	
Neighborhood	JAMAICA	JAMAICA	JAMAICA ESTATES	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	55	90	53	
Year Built	2008	2003	1963	
Gross SqFt	60,600	97,187	38,208	
Estimated Gross Income	\$1,393,800	\$2,545,099	\$864,272	
Gross Income per SqFt	\$23.00	\$26.19	\$22.62	
Estimated Expense	\$419,958	\$473,354	\$250,760	
Expense SqFt	\$6.93	\$4.87	\$6.56	
Net Operating Income	\$973,842	\$2,071,745	\$613,512	
Full Market Value	\$6,967,007	\$14,995,000	\$4,483,000	
Market Value per SqFt	\$114.97	\$154.29	\$117.33	
Distance from Condominium in miles		0.65	0.29	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09832-7501	4-10213-0014	4-09825-0005	
Condominium Section	0546-R1			
Address	175 89 AVENUE	172 JAMAICA AVENUE	87 169 STREET	
Neighborhood	JAMAICA	JAMAICA	JAMAICA	
Building Classification	R2-CONDOMINIUM	C7-WALK-UP	C1-WALK-UP	
Total Units	12	20	30	
Year Built	2006	1931	1926	
Gross SqFt	10,431	12,800	21,668	
Estimated Gross Income	\$245,129	\$347,981	\$325,254	
Gross Income per SqFt	\$23.50	\$27.19	\$15.01	
Estimated Expense	\$97,530	\$145,443	\$158,933	
Expense SqFt	\$9.35	\$11.36	\$7.33	
Net Operating Income	\$147,599	\$202,538	\$166,321	
Full Market Value	\$1,082,997	\$1,390,000	\$1,045,000	
Market Value per SqFt	\$103.82	\$108.59	\$48.23	
Distance from Condominium in miles		0.25	0.35	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09843-7501	4-09884-0032	4-09838-0062	
Condominium Section	0693-R1			
Address	170 HIGHLAND AVENUE	86 AVA PLACE	87 167 STREET	
Neighborhood	JAMAICA	JAMAICA ESTATES	JAMAICA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	18	53	133	
Year Built	2008	1963	1964	
Gross SqFt	27,452	38,208	123,914	
Estimated Gross Income	\$617,670	\$864,272	\$2,266,786	
Gross Income per SqFt	\$22.50	\$22.62	\$18.29	
Estimated Expense	\$202,047	\$250,760	\$1,010,731	
Expense SqFt	\$7.36	\$6.56	\$8.16	
Net Operating Income	\$415,623	\$613,512	\$1,256,055	
Full Market Value	\$2,579,004	\$4,483,000	\$9,038,000	
Market Value per SqFt	\$93.95	\$117.33	\$72.94	
Distance from Condominium in miles		0.21	0.27	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09937-7501	4-09937-0001	4-09884-0032	
Condominium Section	0500-R1			
Address	178 WEXFORD TERRACE	178 WEXFORD TERRACE	86 AVA PLACE	
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES	
Building Classification	R4-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR	
Total Units	32	167	53	
Year Built	2006	1955	1963	
Gross SqFt	32,317	144,360	38,208	
Estimated Gross Income	\$710,974	\$2,701,587	\$864,272	
Gross Income per SqFt	\$22.00	\$18.71	\$22.62	
Estimated Expense	\$231,390	\$1,120,309	\$250,760	
Expense SqFt	\$7.16	\$7.76	\$6.56	
Net Operating Income	\$479,584	\$1,581,278	\$613,512	
Full Market Value	\$3,448,006	\$11,365,000	\$4,483,000	
Market Value per SqFt	\$106.69	\$78.73	\$117.33	
Distance from Condominium in miles		0.00	0.25	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-09944-7501	4-09950-0057	4-09937-0042	4-09954-0066
Condominium Section	0208-R1			
Address	180 WEXFORD TERRACE	183 HILLSIDE AVENUE	87 MIDLAND PARKWAY	185 HILLSIDE AVENUE
Neighborhood	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES	JAMAICA ESTATES
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	24	168	64	125
Year Built	1986	1962	1959	1961
Gross SqFt	19,448	128,148	61,769	95,040
Estimated Gross Income	\$302,416	\$1,992,790	\$1,062,028	\$1,566,812
Gross Income per SqFt	\$15.55	\$15.55	\$17.19	\$16.49
Estimated Expense	\$156,751	\$1,033,005	\$450,232	\$640,776
Expense SqFt	\$8.06	\$8.06	\$7.29	\$6.74
Net Operating Income	\$145,665	\$959,785	\$611,796	\$926,036
Full Market Value	\$1,025,001	\$6,574,000	\$3,773,000	\$5,643,000
Market Value per SqFt	\$52.70	\$51.30	\$61.08	\$59.38
Distance from Condominium in miles		0.11	0.14	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-10827-7501	4-10823-0010	4-09914-0027	
Condominium Section	0612-R1			
Address	197 CARPENTER AVENUE	91 195 STREET	88 179 STREET	
Neighborhood	HOLLIS	HOLLIS	HOLLIS	
Building Classification	R2-CONDOMINIUM	C9-WALK-UP	C1-WALK-UP	
Total Units	6	37	14	
Year Built	2005	1960	1939	
Gross SqFt	6,182	15,740	11,930	
Estimated Gross Income	\$102,683	\$293,638	\$173,627	
Gross Income per SqFt	\$16.61	\$18.66	\$14.55	
Estimated Expense	\$44,820	\$116,156	\$84,948	
Expense SqFt	\$7.25	\$7.38	\$7.12	
Net Operating Income	\$57,863	\$177,482	\$88,679	
Full Market Value	\$677,280	\$869,000	\$613,000	
Market Value per SqFt	\$109.56	\$55.21	\$51.38	
Distance from Condominium in miles		0.16	1.12	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11417-7501	4-08865-0009	4-09194-0007	
Condominium Section	0008-R1			
Address	85 151 AVENUE	86 PARK LANE SOUTH	84 109 STREET	
Neighborhood	HOWARD BEACH	WOODHAVEN	RICHMOND HILL	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D7-ELEVATOR	
Total Units	150	48	52	
Year Built	1966	1952	1931	
Gross SqFt	202,489	40,902	46,200	
Estimated Gross Income	\$3,106,181	\$607,259	\$730,874	
Gross Income per SqFt	\$15.34	\$14.85	\$15.82	
Estimated Expense	\$1,417,423	\$202,206	\$285,742	
Expense SqFt	\$7.00	\$4.94	\$6.18	
Net Operating Income	\$1,688,758	\$405,053	\$445,132	
Full Market Value	\$11,592,014	\$2,793,000	\$3,043,000	
Market Value per SqFt	\$57.25	\$68.29	\$65.87	
Distance from Condominium in miles		1.94	2.19	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11417-7502	4-09306-0030	4-08847-0357	
Condominium Section	0012-R1			
Address	149 88 STREET	100 92 AVENUE	86 FOREST PARKWAY	
Neighborhood	HOWARD BEACH	WOODHAVEN	WOODHAVEN	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	150	26	47	
Year Built	1967	1931	1928	
Gross SqFt	199,444	31,023	42,000	
Estimated Gross Income	\$2,766,288	\$434,979	\$575,738	
Gross Income per SqFt	\$13.87	\$14.02	\$13.71	
Estimated Expense	\$1,214,614	\$152,450	\$304,997	
Expense SqFt	\$6.09	\$4.91	\$7.26	
Net Operating Income	\$1,551,674	\$282,529	\$270,741	
Full Market Value	\$10,225,988	\$1,386,000	\$1,606,000	
Market Value per SqFt	\$51.27	\$44.68	\$38.24	
Distance from Condominium in miles		1.50	1.81	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11431-7501	4-09306-0030	4-09260-0011	
Condominium Section	0001-R1			
Address	84 153 AVENUE	100 92 AVENUE	85 118 STREET	
Neighborhood	HOWARD BEACH	WOODHAVEN	KEW GARDENS	
Building Classification	R4-CONDOMINIUM	D5-ELEVATOR	D1-ELEVATOR	
Total Units	156	26	48	
Year Built	1965	1931	1959	
Gross SqFt	198,707	31,023	37,772	
Estimated Gross Income	\$2,986,566	\$434,979	\$605,546	
Gross Income per SqFt	\$15.03	\$14.02	\$16.03	
Estimated Expense	\$1,390,949	\$152,450	\$248,882	
Expense SqFt	\$7.00	\$4.91	\$6.59	
Net Operating Income	\$1,595,617	\$282,529	\$356,664	
Full Market Value	\$10,979,002	\$1,386,000	\$2,432,000	
Market Value per SqFt	\$55.25	\$44.68	\$64.39	
Distance from Condominium in miles		1.61	2.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11431-7502	4-09558-0046	4-08865-0009	4-03321-0111
Condominium Section	0002-R1			
Address	151 84 STREET	103 120 STREET	86 PARK LANE SOUTH	83 118 STREET
Neighborhood	HOWARD BEACH	RICHMOND HILL	WOODHAVEN	KEW GARDENS
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	163	59	48	44
Year Built	1965	1931	1952	1960
Gross SqFt	198,687	46,760	40,902	30,900
Estimated Gross Income	\$3,184,953	\$776,209	\$607,259	\$495,327
Gross Income per SqFt	\$16.03	\$16.60	\$14.85	\$16.03
Estimated Expense	\$1,390,809	\$302,242	\$202,206	\$237,930
Expense SqFt	\$7.00	\$6.46	\$4.94	\$7.70
Net Operating Income	\$1,794,144	\$473,967	\$405,053	\$257,397
Full Market Value	\$11,440,011	\$3,430,000	\$2,793,000	\$1,755,000
Market Value per SqFt	\$57.58	\$73.35	\$68.29	\$56.80
Distance from Condominium in miles		1.94	2.04	2.67

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11440-7501	4-11545-0026	4-11600-0026	
Condominium Section	0292-R1			
Address	78 153 AVENUE	94 ALBERT ROAD	119 111 AVENUE	
Neighborhood	HOWARD BEACH	OZONE PARK	SOUTH OZONE PARK	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	
Total Units	95	36	42	
Year Built	1977	1967	1930	
Gross SqFt	52,400	20,646	33,800	
Estimated Gross Income	\$692,728	\$290,531	\$446,836	
Gross Income per SqFt	\$13.22	\$14.07	\$13.22	
Estimated Expense	\$299,728	\$112,049	\$193,336	
Expense SqFt	\$5.72	\$5.43	\$5.72	
Net Operating Income	\$393,000	\$178,482	\$253,500	
Full Market Value	\$2,826,999	\$1,239,000	\$1,507,000	
Market Value per SqFt	\$53.95	\$60.01	\$44.59	
Distance from Condominium in miles		0.84	2.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-11599-7501	4-11599-0028	4-11602-0001	4-09559-0045
Condominium Section	0495-R1			
Address	109 LEFFERTS BOULEVARD	109 LEFFERTS BOULEVARD	121 109 AVENUE	103 121 STREET
Neighborhood	SOUTH OZONE PARK	SOUTH OZONE PARK	SOUTH OZONE PARK	RICHMOND HILL
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	33	48	35
Year Built	1927	1925	1931	1931
Gross SqFt	19,200	24,000	30,000	26,880
Estimated Gross Income	\$237,120	\$317,297	\$347,361	\$332,061
Gross Income per SqFt	\$12.35	\$13.22	\$11.58	\$12.35
Estimated Expense	\$113,472	\$137,355	\$147,866	\$158,903
Expense SqFt	\$5.91	\$5.72	\$4.93	\$5.91
Net Operating Income	\$123,648	\$179,942	\$199,495	\$173,158
Full Market Value	\$782,996	\$1,100,000	\$1,279,000	\$1,050,000
Market Value per SqFt	\$40.78	\$45.83	\$42.63	\$39.06
Distance from Condominium in miles		0.00	0.15	0.46

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15557-7501	4-15562-0001	4-15555-0001	
Condominium Section	0179-R1			
Address	10 NAMEOKE STREET	15 MOTT AVENUE	10 NEILSON STREET	
Neighborhood	FAR ROCKAWAY	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	64	55	108	
Year Built	1961	1931	1950	
Gross SqFt	73,060	83,900	87,926	
Estimated Gross Income	\$939,552	\$1,121,707	\$1,077,972	
Gross Income per SqFt	\$12.86	\$13.37	\$12.26	
Estimated Expense	\$511,420	\$630,887	\$484,086	
Expense SqFt	\$7.00	\$7.52	\$5.51	
Net Operating Income	\$428,132	\$490,820	\$593,886	
Full Market Value	\$2,375,994	\$3,256,000	\$3,767,000	
Market Value per SqFt	\$32.52	\$38.81	\$42.84	
Distance from Condominium in miles		0.12	0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15612-7501	4-16151-0006	4-09760-0022	
Condominium Section	0570-R1			
Address	156 BEACH 9 STREET	2 BEACH 96 STREET	90 161 STREET	
Neighborhood	FAR ROCKAWAY	HAMMELS	JAMAICA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	42	72	96	
Year Built	2007	2004	2003	
Gross SqFt	51,175	55,628	54,496	
Estimated Gross Income	\$1,125,850	\$1,150,386	\$1,515,247	
Gross Income per SqFt	\$22.00	\$20.68	\$27.80	
Estimated Expense	\$434,988	\$356,667	\$494,525	
Expense SqFt	\$8.50	\$6.41	\$9.07	
Net Operating Income	\$690,862	\$793,719	\$1,020,722	
Full Market Value	\$5,038,999	\$5,831,000	\$7,353,000	
Market Value per SqFt	\$98.47	\$104.82	\$134.93	
Distance from Condominium in miles		4.01	8.13	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15612-7502	4-16151-0006	4-09760-0022	
Condominium Section	0610-R1			
Address	146 BEACH 9 STREET	2 BEACH 96 STREET	90 161 STREET	
Neighborhood	FAR ROCKAWAY	HAMMELS	JAMAICA	
Building Classification	RR-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	46	72	96	
Year Built	2007	2004	2003	
Gross SqFt	58,600	55,628	54,496	
Estimated Gross Income	\$1,347,800	\$1,150,386	\$1,515,247	
Gross Income per SqFt	\$23.00	\$20.68	\$27.80	
Estimated Expense	\$498,100	\$356,667	\$494,525	
Expense SqFt	\$8.50	\$6.41	\$9.07	
Net Operating Income	\$849,700	\$793,719	\$1,020,722	
Full Market Value	\$6,198,000	\$5,831,000	\$7,353,000	
Market Value per SqFt	\$105.77	\$104.82	\$134.93	
Distance from Condominium in miles		4.01	8.13	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-15817-7501	4-16151-0006	4-09760-0022	
Condominium Section	0705-R1			
Address	120 BEACH 26 STREET	2 BEACH 96 STREET	90 161 STREET	
Neighborhood	FAR ROCKAWAY	HAMMELS	JAMAICA	
Building Classification	R4-CONDOMINIUM	D1-ELEVATOR	D6-ELEVATOR	
Total Units	126	72	96	
Year Built	2006	2004	2003	
Gross SqFt	156,952	55,628	54,496	
Estimated Gross Income	\$3,295,992	\$1,150,386	\$1,515,247	
Gross Income per SqFt	\$21.00	\$20.68	\$27.80	
Estimated Expense	\$1,569,520	\$356,667	\$494,525	
Expense SqFt	\$10.00	\$6.41	\$9.07	
Net Operating Income	\$1,726,472	\$793,719	\$1,020,722	
Full Market Value	\$9,853,210	\$5,831,000	\$7,353,000	
Market Value per SqFt	\$62.78	\$104.82	\$134.93	
Distance from Condominium in miles		3.19	7.99	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16112-7501	4-15890-0097	4-15810-0030	
Condominium Section	0524-R1			
Address	79 ROCKAWAY BEACH BOULEVA	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	HAMMELS	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	86	16	152	
Year Built	2006	2004	1985	
Gross SqFt	111,775	10,962	120,278	
Estimated Gross Income	\$2,682,600	\$367,612	\$2,511,633	
Gross Income per SqFt	\$24.00	\$33.54	\$20.88	
Estimated Expense	\$1,289,884	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$1,392,716	\$244,696	\$1,084,691	
Full Market Value	\$10,047,997	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$89.89	\$140.94	\$64.35	
Distance from Condominium in miles		1.19	2.73	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16113-7501	4-15890-0097	4-15810-0030	
Condominium Section	0463-R1			
Address	2 BEACH 80 STREET	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	HAMMELS	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	66	16	152	
Year Built	2005	2004	1985	
Gross SqFt	93,315	10,962	120,278	
Estimated Gross Income	\$2,332,875	\$367,612	\$2,511,633	
Gross Income per SqFt	\$25.00	\$33.54	\$20.88	
Estimated Expense	\$1,076,855	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$1,256,020	\$244,696	\$1,084,691	
Full Market Value	\$9,062,006	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$97.11	\$140.94	\$64.35	
Distance from Condominium in miles		1.25	2.78	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16113-7502	4-15890-0097	4-15810-0030	
Condominium Section	0462-R1			
Address	260 BEACH 81 STREET	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	HAMMELS	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	78	16	152	
Year Built	2005	2004	1985	
Gross SqFt	82,862	10,962	120,278	
Estimated Gross Income	\$1,988,688	\$367,612	\$2,511,633	
Gross Income per SqFt	\$24.00	\$33.54	\$20.88	
Estimated Expense	\$956,227	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$1,032,461	\$244,696	\$1,084,691	
Full Market Value	\$7,449,028	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$89.90	\$140.94	\$64.35	
Distance from Condominium in miles		1.25	2.78	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16137-7501	4-15533-0031	4-15627-0021	
Condominium Section	0451-R1			
Address	138 BEACH 92 STREET	12 CENTRAL AVENUE	14 HEYSON ROAD	
Neighborhood	HAMMELS	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	R2-CONDOMINIUM	C1-WALK-UP	C9-WALK-UP	
Total Units	20	24	30	
Year Built	2005	1931	1956	
Gross SqFt	27,560	15,000	25,080	
Estimated Gross Income	\$458,598	\$280,407	\$366,011	
Gross Income per SqFt	\$16.64	\$18.69	\$14.59	
Estimated Expense	\$160,399	\$132,145	\$159,072	
Expense SqFt	\$5.82	\$8.81	\$6.34	
Net Operating Income	\$298,199	\$148,262	\$206,939	
Full Market Value	\$2,158,999	\$1,066,000	\$1,430,000	
Market Value per SqFt	\$78.34	\$71.07	\$57.02	
Distance from Condominium in miles		3.80	3.49	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16169-7501	4-15890-0097	4-15810-0030	
Condominium Section	0741-R1			
Address	96 SHORE FRONT PARKWAY	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	HAMMELS	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	40	16	152	
Year Built	2009	2004	1985	
Gross SqFt	48,680	10,962	120,278	
Estimated Gross Income	\$1,324,583	\$367,612	\$2,511,633	
Gross Income per SqFt	\$27.21	\$33.54	\$20.88	
Estimated Expense	\$561,767	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$762,816	\$244,696	\$1,084,691	
Full Market Value	\$16,557,010	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$340.12	\$140.94	\$64.35	
Distance from Condominium in miles		1.90	3.41	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16173-7501	4-15810-0030	4-16151-0006	
Condominium Section	0494-R1			
Address	100 SHORE FRONT PARKWAY	19 SEAGIRT BOULEVARD	2 BEACH 96 STREET	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	HAMMELS	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	78	152	72	
Year Built	2007	1985	2004	
Gross SqFt	98,222	120,278	55,628	
Estimated Gross Income	\$2,041,053	\$2,511,633	\$1,150,386	
Gross Income per SqFt	\$20.78	\$20.88	\$20.68	
Estimated Expense	\$883,998	\$1,426,942	\$356,667	
Expense SqFt	\$9.00	\$11.86	\$6.41	
Net Operating Income	\$1,157,055	\$1,084,691	\$793,719	
Full Market Value	\$8,501,998	\$7,740,000	\$5,831,000	
Market Value per SqFt	\$86.56	\$64.35	\$104.82	
Distance from Condominium in miles		3.63	0.30	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16176-7501	4-15810-0030	4-16151-0006	
Condominium Section	0541-R1			
Address	102 ROCKAWAY BEACH BOULEV	19 SEAGIRT BOULEVARD	2 BEACH 96 STREET	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	HAMMELS	
Building Classification	R2-CONDOMINIUM	D1-ELEVATOR	D1-ELEVATOR	
Total Units	52	152	72	
Year Built	2006	1985	2004	
Gross SqFt	53,200	120,278	55,628	
Estimated Gross Income	\$1,105,496	\$2,511,633	\$1,150,386	
Gross Income per SqFt	\$20.78	\$20.88	\$20.68	
Estimated Expense	\$442,092	\$1,426,942	\$356,667	
Expense SqFt	\$8.31	\$11.86	\$6.41	
Net Operating Income	\$663,404	\$1,084,691	\$793,719	
Full Market Value	\$4,875,001	\$7,740,000	\$5,831,000	
Market Value per SqFt	\$91.64	\$64.35	\$104.82	
Distance from Condominium in miles		3.77	0.38	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16226-7501	4-15890-0097	4-15810-0030	
Condominium Section	0467-R1			
Address	136 BEACH 117 STREET	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	93	16	152	
Year Built	2005	2004	1985	
Gross SqFt	74,400	10,962	120,278	
Estimated Gross Income	\$2,024,424	\$367,612	\$2,511,633	
Gross Income per SqFt	\$27.21	\$33.54	\$20.88	
Estimated Expense	\$858,576	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$1,165,848	\$244,696	\$1,084,691	
Full Market Value	\$8,412,001	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$113.06	\$140.94	\$64.35	
Distance from Condominium in miles		2.99	4.48	

BOROUGH OF QUEENS - 2011/12 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16228-7501	4-15890-0097	4-15810-0030	
Condominium Section	0588-R1			
Address	118 OCEAN PROMENADE	3 BEACH 53 STREET	19 SEAGIRT BOULEVARD	
Neighborhood	ROCKAWAY PARK	ARVERNE	FAR ROCKAWAY	
Building Classification	R4-CONDOMINIUM	D3-ELEVATOR	D1-ELEVATOR	
Total Units	26	16	152	
Year Built	2005	2004	1985	
Gross SqFt	41,713	10,962	120,278	
Estimated Gross Income	\$1,135,011	\$367,612	\$2,511,633	
Gross Income per SqFt	\$27.21	\$33.54	\$20.88	
Estimated Expense	\$481,368	\$122,916	\$1,426,942	
Expense SqFt	\$11.54	\$11.21	\$11.86	
Net Operating Income	\$653,643	\$244,696	\$1,084,691	
Full Market Value	\$4,716,002	\$1,545,000	\$7,740,000	
Market Value per SqFt	\$113.06	\$140.94	\$64.35	
Distance from Condominium in miles		3.08	4.57	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2	COMPARABLE RENTAL 3
Boro-Block-Lot	4-16233-7501	4-15738-0033	4-15706-0001	
Condominium Section	0173-R1			
Address	123 OAK STREET	31 HEALY AVENUE	22 CORNAGA AVENUE	
Neighborhood	ROCKAWAY PARK	FAR ROCKAWAY	FAR ROCKAWAY	
Building Classification	R9-CONDOMINIUM	C1-WALK-UP	C9-WALK-UP	
Total Units	81	40	72	
Year Built	1986	1945	1948	
Gross SqFt	82,600	43,500	81,000	
Estimated Gross Income	\$946,596	\$629,003	\$928,073	
Gross Income per SqFt	\$11.46	\$14.46	\$11.46	
Estimated Expense	\$473,298	\$332,736	\$498,136	
Expense SqFt	\$5.73	\$7.65	\$6.15	
Net Operating Income	\$473,298	\$296,267	\$429,937	
Full Market Value	\$3,003,000	\$2,050,000	\$2,453,000	
Market Value per SqFt	\$36.36	\$47.13	\$30.28	
Distance from Condominium in miles		4.35	4.92	