

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00001-0250	5-00008-0034	5-00579-0045	5-00015-0001
<b>Address</b>	36 BAY STREET LANDING	273 ST MARK'S PLACE	4 CHESTER PLACE	141 ST MARK'S PLACE
<b>Neighborhood</b>	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	TOMPKINSVILLE	NEW BRIGHTON
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	17	25	34	42
<b>Year Built</b>	1985	1912	1929	1925
<b>Gross SqFt</b>	25,171	24,120	32,000	39,910
<b>Estimated Gross Income</b>	\$304,317	\$270,160	\$386,812	\$577,674
<b>Gross Income per SqFt</b>	\$12.09	\$11.20	\$12.09	\$14.47
<b>Estimated Expense</b>	\$155,053	\$140,483	\$197,274	\$282,980
<b>Expense SqFt</b>	\$6.16	\$5.82	\$6.16	\$7.09
<b>Net Operating Income</b>	\$149,264	\$129,677	\$189,538	\$294,694
<b>Full Market Value</b>	\$866,000	\$690,000	\$1,180,000	\$1,954,000
<b>Market Value per SqFt</b>	\$34.40	\$28.61	\$36.88	\$48.96
<b>Distance from Cooperative in miles</b>		0.33	0.86	0.85

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00018-0099	5-00593-0001	5-00008-0046	5-03157-0001
<b>Address</b>	50 FORT PLACE	800 VICTORY BOULEVARD	100 STUYVESANT PLACE	1950 CLOVE ROAD
<b>Neighborhood</b>	NEW BRIGHTON	GRYMES HILL	NEW BRIGHTON-ST. GEORGE	GRASMERE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	109	150	119	177
<b>Year Built</b>	1963	1961	1924	1973
<b>Gross SqFt</b>	150,800	143,419	121,000	180,495
<b>Estimated Gross Income</b>	\$1,699,516	\$1,968,306	\$1,214,207	\$2,034,237
<b>Gross Income per SqFt</b>	\$11.27	\$13.72	\$10.03	\$11.27
<b>Estimated Expense</b>	\$1,090,284	\$1,013,232	\$666,737	\$1,305,753
<b>Expense SqFt</b>	\$7.23	\$7.06	\$5.51	\$7.23
<b>Net Operating Income</b>	\$609,232	\$955,074	\$547,470	\$728,484
<b>Full Market Value</b>	\$3,690,000	\$6,225,000	\$3,153,000	\$4,412,000
<b>Market Value per SqFt</b>	\$24.47	\$43.40	\$26.06	\$24.44
<b>Distance from Cooperative in miles</b>		1.43	0.26	2.39

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00101-0525	5-00132-0397	5-00091-0017	5-00132-0367
<b>Address</b>	515 CASTLETON AVENUE	558 CASTLETON AVENUE	177 CLINTON AVENUE	608 CASTLETON AVENUE
<b>Neighborhood</b>	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	16	22	20	24
<b>Year Built</b>	1950	1947	1941	1947
<b>Gross SqFt</b>	13,114	19,300	15,888	21,260
<b>Estimated Gross Income</b>	\$153,040	\$225,141	\$239,924	\$225,140
<b>Gross Income per SqFt</b>	\$11.67	\$11.67	\$15.10	\$10.59
<b>Estimated Expense</b>	\$72,127	\$106,133	\$117,563	\$106,128
<b>Expense SqFt</b>	\$5.50	\$5.50	\$7.40	\$4.99
<b>Net Operating Income</b>	\$80,913	\$119,008	\$122,361	\$119,012
<b>Full Market Value</b>	\$290,000	\$519,000	\$662,000	\$702,000
<b>Market Value per SqFt</b>	\$22.11	\$26.89	\$41.67	\$33.02
<b>Distance from Cooperative in miles</b>		0.07	0.45	0.10

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00101-0537	5-00132-0397	5-00132-0367	5-00091-0017
<b>Address</b>	545 CASTLETON AVENUE	558 CASTLETON AVENUE	608 CASTLETON AVENUE	177 CLINTON AVENUE
<b>Neighborhood</b>	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	24	22	24	20
<b>Year Built</b>	1950	1947	1947	1941
<b>Gross SqFt</b>	17,418	19,300	21,260	15,888
<b>Estimated Gross Income</b>	\$203,268	\$225,141	\$225,140	\$239,924
<b>Gross Income per SqFt</b>	\$11.67	\$11.67	\$10.59	\$15.10
<b>Estimated Expense</b>	\$95,799	\$106,133	\$106,128	\$117,563
<b>Expense SqFt</b>	\$5.50	\$5.50	\$4.99	\$7.40
<b>Net Operating Income</b>	\$107,469	\$119,008	\$119,012	\$122,361
<b>Full Market Value</b>	\$660,000	\$519,000	\$702,000	\$662,000
<b>Market Value per SqFt</b>	\$37.89	\$26.89	\$33.02	\$41.67
<b>Distance from Cooperative in miles</b>		0.07	0.10	0.45

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00101-0554	5-00132-0397	5-00132-0367	5-00238-0180
<b>Address</b>	581 CASTLETON AVENUE	558 CASTLETON AVENUE	608 CASTLETON AVENUE	106 LLEWELLYN PLACE
<b>Neighborhood</b>	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	12	22	24	14
<b>Year Built</b>	1950	1947	1947	1978
<b>Gross SqFt</b>	10,856	19,300	21,260	11,582
<b>Estimated Gross Income</b>	\$126,690	\$225,141	\$225,140	\$141,856
<b>Gross Income per SqFt</b>	\$11.67	\$11.67	\$10.59	\$12.25
<b>Estimated Expense</b>	\$59,708	\$106,133	\$106,128	\$51,539
<b>Expense SqFt</b>	\$5.50	\$5.50	\$4.99	\$4.45
<b>Net Operating Income</b>	\$66,982	\$119,008	\$119,012	\$90,317
<b>Full Market Value</b>	\$351,000	\$519,000	\$702,000	\$565,000
<b>Market Value per SqFt</b>	\$32.33	\$26.89	\$33.02	\$48.78
<b>Distance from Cooperative in miles</b>		0.07	0.10	1.63

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00131-0056	5-00145-0001	5-00132-0397	5-00115-0006
<b>Address</b>	255 FOREST AVENUE	81 NORTH MADA AVENUE	558 CASTLETON AVENUE	407 WOODSTOCK AVENUE
<b>Neighborhood</b>	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON	TOMPKINSVILLE
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	13	12	22	15
<b>Year Built</b>	1968	1977	1947	1931
<b>Gross SqFt</b>	9,810	5,760	19,300	13,248
<b>Estimated Gross Income</b>	\$155,881	\$95,917	\$225,141	\$210,541
<b>Gross Income per SqFt</b>	\$15.89	\$16.65	\$11.67	\$15.89
<b>Estimated Expense</b>	\$90,448	\$44,122	\$106,133	\$122,114
<b>Expense SqFt</b>	\$9.22	\$7.66	\$5.50	\$9.22
<b>Net Operating Income</b>	\$65,433	\$51,795	\$119,008	\$88,427
<b>Full Market Value</b>	\$408,000	\$358,000	\$519,000	\$603,000
<b>Market Value per SqFt</b>	\$41.59	\$62.15	\$26.89	\$45.52
<b>Distance from Cooperative in miles</b>		0.42	0.17	0.60

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00138-0119	5-00138-0100	5-00064-0003	5-00519-0007
<b>Address</b>	154 BARD AVENUE	102 BARD AVENUE	155 PROSPECT AVENUE	454 VAN DUZER STREET
<b>Neighborhood</b>	LIVINGSTON	LIVINGSTON	NEW BRIGHTON	STAPLETON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	C9-WALK-UP
<b>Total Units</b>	60	34	30	52
<b>Year Built</b>	1947	1961	1930	1966
<b>Gross SqFt</b>	36,600	26,820	25,660	39,490
<b>Estimated Gross Income</b>	\$580,842	\$425,681	\$301,492	\$631,689
<b>Gross Income per SqFt</b>	\$15.87	\$15.87	\$11.75	\$16.00
<b>Estimated Expense</b>	\$337,086	\$246,895	\$139,130	\$352,096
<b>Expense SqFt</b>	\$9.21	\$9.21	\$5.42	\$8.92
<b>Net Operating Income</b>	\$243,756	\$178,786	\$162,362	\$279,593
<b>Full Market Value</b>	\$2,023,000	\$1,494,000	\$712,000	\$1,894,000
<b>Market Value per SqFt</b>	\$55.27	\$55.70	\$27.75	\$47.96
<b>Distance from Cooperative in miles</b>		0.00	0.83	1.67

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00327-0015	5-00593-0001	5-00240-0003	5-00008-0046
<b>Address</b>	1000 CLOVE ROAD	800 VICTORY BOULEVARD	937 VICTORY BOULEVARD	100 STUYVESANT PLACE
<b>Neighborhood</b>	CLOVE LAKES	GRYMES HILL	CLOVE LAKES	NEW BRIGHTON-ST. GEORGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	143	150	111	119
<b>Year Built</b>	1966	1961	1965	1924
<b>Gross SqFt</b>	127,800	143,419	107,960	121,000
<b>Estimated Gross Income</b>	\$1,753,416	\$1,968,306	\$1,516,176	\$1,214,207
<b>Gross Income per SqFt</b>	\$13.72	\$13.72	\$14.04	\$10.03
<b>Estimated Expense</b>	\$902,268	\$1,013,232	\$712,071	\$666,737
<b>Expense SqFt</b>	\$7.06	\$7.06	\$6.60	\$5.51
<b>Net Operating Income</b>	\$851,148	\$955,074	\$804,105	\$547,470
<b>Full Market Value</b>	\$4,376,000	\$6,225,000	\$5,167,000	\$3,153,000
<b>Market Value per SqFt</b>	\$34.24	\$43.40	\$47.86	\$26.06
<b>Distance from Cooperative in miles</b>		0.78	0.46	2.27

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00327-0060	5-00593-0001	5-00240-0003	5-00008-0046
<b>Address</b>	1100 CLOVE ROAD	800 VICTORY BOULEVARD	937 VICTORY BOULEVARD	100 STUYVESANT PLACE
<b>Neighborhood</b>	CLOVE LAKES	GRYMES HILL	CLOVE LAKES	NEW BRIGHTON-ST. GEORGE
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
<b>Total Units</b>	143	150	111	119
<b>Year Built</b>	1967	1961	1965	1924
<b>Gross SqFt</b>	127,800	143,419	107,960	121,000
<b>Estimated Gross Income</b>	\$1,753,416	\$1,968,306	\$1,516,176	\$1,214,207
<b>Gross Income per SqFt</b>	\$13.72	\$13.72	\$14.04	\$10.03
<b>Estimated Expense</b>	\$902,268	\$1,013,232	\$712,071	\$666,737
<b>Expense SqFt</b>	\$7.06	\$7.06	\$6.60	\$5.51
<b>Net Operating Income</b>	\$851,148	\$955,074	\$804,105	\$547,470
<b>Full Market Value</b>	\$4,376,000	\$6,225,000	\$5,167,000	\$3,153,000
<b>Market Value per SqFt</b>	\$34.24	\$43.40	\$47.86	\$26.06
<b>Distance from Cooperative in miles</b>		0.78	0.46	2.27

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-00593-0680	5-02869-0001	5-02869-0165	5-00064-0003
<b>Address</b>	151 ARLO ROAD	30 PARK HILL COURT	10 PARK HILL AVENUE	155 PROSPECT AVENUE
<b>Neighborhood</b>	GRYMES HILL	STAPLETON-CLIFTON	STAPLETON-CLIFTON	NEW BRIGHTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C1-WALK-UP
<b>Total Units</b>	24	36	70	30
<b>Year Built</b>	1951	1950	1950	1930
<b>Gross SqFt</b>	28,600	21,187	36,671	25,660
<b>Estimated Gross Income</b>	\$422,994	\$319,099	\$542,200	\$301,492
<b>Gross Income per SqFt</b>	\$14.79	\$15.06	\$14.79	\$11.75
<b>Estimated Expense</b>	\$198,770	\$156,359	\$254,834	\$139,130
<b>Expense SqFt</b>	\$6.95	\$7.38	\$6.95	\$5.42
<b>Net Operating Income</b>	\$224,224	\$162,740	\$287,366	\$162,362
<b>Full Market Value</b>	\$1,222,000	\$1,093,000	\$1,919,000	\$712,000
<b>Market Value per SqFt</b>	\$42.73	\$51.59	\$52.33	\$27.75
<b>Distance from Cooperative in miles</b>		0.88	0.88	1.33

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-02925-0432	5-02869-0001	5-03213-0001	5-02869-0023
<b>Address</b>	361 SKYLINE DRIVE	30 PARK HILL COURT	100 PARKINSON AVENUE	31 PARK HILL LANE
<b>Neighborhood</b>	CONCORD-FOX HILLS	STAPLETON-CLIFTON	DONGAN HILLS-OLD TOWN	STAPLETON-CLIFTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	11	36	36	12
<b>Year Built</b>	1999	1950	1978	1950
<b>Gross SqFt</b>	21,780	21,187	25,242	10,474
<b>Estimated Gross Income</b>	\$324,086	\$319,099	\$375,713	\$154,914
<b>Gross Income per SqFt</b>	\$14.88	\$15.06	\$14.88	\$14.79
<b>Estimated Expense</b>	\$158,776	\$156,359	\$184,099	\$72,810
<b>Expense SqFt</b>	\$7.29	\$7.38	\$7.29	\$6.95
<b>Net Operating Income</b>	\$165,310	\$162,740	\$191,614	\$82,104
<b>Full Market Value</b>	\$1,106,000	\$1,093,000	\$1,246,000	\$710,000
<b>Market Value per SqFt</b>	\$50.78	\$51.59	\$49.36	\$67.79
<b>Distance from Cooperative in miles</b>		0.38	1.04	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-02925-0450	5-02869-0001	5-03213-0001	5-02869-0023
<b>Address</b>	295 SKYLINE DRIVE	30 PARK HILL COURT	100 PARKINSON AVENUE	31 PARK HILL LANE
<b>Neighborhood</b>	CONCORD-FOX HILLS	STAPLETON-CLIFTON	DONGAN HILLS-OLD TOWN	STAPLETON-CLIFTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	11	36	36	12
<b>Year Built</b>	2000	1950	1978	1950
<b>Gross SqFt</b>	21,865	21,187	25,242	10,474
<b>Estimated Gross Income</b>	\$325,351	\$319,099	\$375,713	\$154,914
<b>Gross Income per SqFt</b>	\$14.88	\$15.06	\$14.88	\$14.79
<b>Estimated Expense</b>	\$159,396	\$156,359	\$184,099	\$72,810
<b>Expense SqFt</b>	\$7.29	\$7.38	\$7.29	\$6.95
<b>Net Operating Income</b>	\$165,955	\$162,740	\$191,614	\$82,104
<b>Full Market Value</b>	\$1,110,000	\$1,093,000	\$1,246,000	\$710,000
<b>Market Value per SqFt</b>	\$50.77	\$51.59	\$49.36	\$67.79
<b>Distance from Cooperative in miles</b>		0.38	1.04	0.38

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	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-02925-0479	5-02869-0165	5-03071-0015	5-02869-0001
<b>Address</b>	46 CIRCLE LOOP	10 PARK HILL AVENUE	121 LYMAN AVENUE	30 PARK HILL COURT
<b>Neighborhood</b>	CONCORD-FOX HILLS	STAPLETON-CLIFTON	ROSEBANK	STAPLETON-CLIFTON
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	19	70	42	36
<b>Year Built</b>	2000	1950	1973	1950
<b>Gross SqFt</b>	37,220	36,671	29,232	21,187
<b>Estimated Gross Income</b>	\$550,484	\$542,200	\$374,398	\$319,099
<b>Gross Income per SqFt</b>	\$14.79	\$14.79	\$12.81	\$15.06
<b>Estimated Expense</b>	\$258,679	\$254,834	\$222,314	\$156,359
<b>Expense SqFt</b>	\$6.95	\$6.95	\$7.61	\$7.38
<b>Net Operating Income</b>	\$291,805	\$287,366	\$152,084	\$162,740
<b>Full Market Value</b>	\$1,949,000	\$1,919,000	\$888,000	\$1,093,000
<b>Market Value per SqFt</b>	\$52.36	\$52.33	\$30.38	\$51.59
<b>Distance from Cooperative in miles</b>		0.38	0.88	0.38

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-03191-0061	5-00005-0057	5-00008-0019	5-03291-0015
<b>Address</b>	1160 RICHMOND ROAD	33 CENTRAL AVENUE	299 ST MARK'S PLACE	62 NEWBERRY AVENUE
<b>Neighborhood</b>	DONGAN HILLS	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE	DONGAN HILLS
<b>Building Classification</b>	D4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
<b>Total Units</b>	71	55	70	49
<b>Year Built</b>	1969	1930	1951	1974
<b>Gross SqFt</b>	63,600	78,300	56,724	28,800
<b>Estimated Gross Income</b>	\$707,340	\$757,117	\$561,343	\$455,259
<b>Gross Income per SqFt</b>	\$11.12	\$9.67	\$9.90	\$15.81
<b>Estimated Expense</b>	\$318,303	\$423,986	\$269,445	\$204,367
<b>Expense SqFt</b>	\$5.00	\$5.41	\$4.75	\$7.10
<b>Net Operating Income</b>	\$389,037	\$333,131	\$291,898	\$250,892
<b>Full Market Value</b>	\$2,178,000	\$1,621,000	\$1,671,000	\$1,709,000
<b>Market Value per SqFt</b>	\$34.25	\$20.70	\$29.46	\$59.34
<b>Distance from Cooperative in miles</b>		3.08	3.19	0.26

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-03546-0001	5-01644-0074	5-03191-0001	
<b>Address</b>	45 VERA STREET	1290 RICHMOND AVENUE	1220 RICHMOND ROAD	
<b>Neighborhood</b>	GRANT CITY	BULLS HEAD	DONGAN HILLS	
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP	
<b>Total Units</b>	118	72	20	
<b>Year Built</b>	1969	1966	1976	
<b>Gross SqFt</b>	58,350	66,285	17,200	
<b>Estimated Gross Income</b>	\$513,480	\$721,928	\$159,267	
<b>Gross Income per SqFt</b>	\$8.80	\$10.89	\$9.26	
<b>Estimated Expense</b>	\$297,818	\$404,280	\$92,375	
<b>Expense SqFt</b>	\$5.10	\$6.10	\$5.37	
<b>Net Operating Income</b>	\$215,662	\$317,648	\$66,892	
<b>Full Market Value</b>	\$1,246,000	\$1,839,000	\$362,000	
<b>Market Value per SqFt</b>	\$21.35	\$27.74	\$21.05	
<b>Distance from Cooperative in miles</b>		3.81	0.93	

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-03546-0031	5-03343-0019	5-03331-0012	5-03591-0008
<b>Address</b>	35 VERA STREET	194 SEAVIEW AVENUE	208 ATLANTIC AVENUE	261 LINCOLN AVENUE
<b>Neighborhood</b>	GRANT CITY	GRANT CITY	DONGAN HILLS	GRANT CITY
<b>Building Classification</b>	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP	C9-WALK-UP
<b>Total Units</b>	20	15	24	16
<b>Year Built</b>	1969	1975	1973	1933
<b>Gross SqFt</b>	10,000	10,626	12,600	12,300
<b>Estimated Gross Income</b>	\$143,300	\$115,395	\$216,026	\$176,259
<b>Gross Income per SqFt</b>	\$14.33	\$10.86	\$17.14	\$14.33
<b>Estimated Expense</b>	\$94,578	\$43,788	\$109,450	\$68,853
<b>Expense SqFt</b>	\$9.46	\$4.12	\$8.69	\$5.60
<b>Net Operating Income</b>	\$48,722	\$71,607	\$106,576	\$107,406
<b>Full Market Value</b>	\$222,000	\$427,000	\$654,000	\$710,000
<b>Market Value per SqFt</b>	\$22.20	\$40.18	\$51.90	\$57.72
<b>Distance from Cooperative in miles</b>		0.23	0.54	0.60

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-04640-0022	5-05250-0016	5-05460-0001	5-04698-0019
<b>Address</b>	3745 AMBOY ROAD	12 HILLCREST AVENUE	4163 AMBOY ROAD	3180 AMBOY ROAD
<b>Neighborhood</b>	GREAT KILLS	GREAT KILLS	GREAT KILLS	GREAT KILLS-BAY TERRACE
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C7-WALK-UP
<b>Total Units</b>	36	36	24	23
<b>Year Built</b>	1974	1969	1973	1965
<b>Gross SqFt</b>	26,490	26,262	19,200	19,476
<b>Estimated Gross Income</b>	\$354,966	\$331,426	\$260,358	\$261,023
<b>Gross Income per SqFt</b>	\$13.40	\$12.62	\$13.56	\$13.40
<b>Estimated Expense</b>	\$220,079	\$169,027	\$127,575	\$122,681
<b>Expense SqFt</b>	\$8.31	\$6.44	\$6.64	\$6.30
<b>Net Operating Income</b>	\$134,887	\$162,399	\$132,783	\$138,342
<b>Full Market Value</b>	\$822,000	\$1,028,000	\$860,000	\$894,000
<b>Market Value per SqFt</b>	\$31.03	\$39.14	\$44.79	\$45.90
<b>Distance from Cooperative in miles</b>		0.65	0.76	0.94

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-05090-0035	5-04001-0001	5-05015-0016	5-04000-0039
<b>Address</b>	3482 AMBOY ROAD	2838 HYLAN BOULEVARD	7 BENTON COURT	242 MALDEN PLACE
<b>Neighborhood</b>	GREAT KILLS-BAY TERRACE	OAKWOOD-BEACH	GREAT KILLS-BAY TERRACE	OAKWOOD-BEACH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	108	84	43	40
<b>Year Built</b>	1977	1950	1971	1950
<b>Gross SqFt</b>	67,000	69,442	25,420	32,920
<b>Estimated Gross Income</b>	\$992,270	\$976,774	\$438,585	\$487,455
<b>Gross Income per SqFt</b>	\$14.81	\$14.07	\$17.25	\$14.81
<b>Estimated Expense</b>	\$592,950	\$422,806	\$152,231	\$216,430
<b>Expense SqFt</b>	\$8.85	\$6.09	\$5.99	\$6.57
<b>Net Operating Income</b>	\$399,320	\$553,968	\$286,354	\$271,025
<b>Full Market Value</b>	\$2,630,000	\$3,642,000	\$819,000	\$1,416,000
<b>Market Value per SqFt</b>	\$39.25	\$52.45	\$32.22	\$43.01
<b>Distance from Cooperative in miles</b>		1.29	0.26	1.24

**BOROUGH OF STATEN ISLAND - 2012/13 COOPERATIVES COMPARABLE RENTAL INCOME**

	<b>COOPERATIVE PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>	<b>COMPARABLE RENTAL 3</b>
<b>Boro-Block-Lot</b>	5-05229-0007	5-05250-0016	5-05460-0001	5-04002-0001
<b>Address</b>	475 ARMSTRONG AVENUE	12 HILLCREST AVENUE	4163 AMBOY ROAD	600 TYSENS LANE
<b>Neighborhood</b>	GREAT KILLS	GREAT KILLS	GREAT KILLS	OAKWOOD-BEACH
<b>Building Classification</b>	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP	C9-WALK-UP
<b>Total Units</b>	60	36	24	52
<b>Year Built</b>	1974	1969	1973	1950
<b>Gross SqFt</b>	38,647	26,262	19,200	44,863
<b>Estimated Gross Income</b>	\$524,053	\$331,426	\$260,358	\$627,395
<b>Gross Income per SqFt</b>	\$13.56	\$12.62	\$13.56	\$13.98
<b>Estimated Expense</b>	\$256,616	\$169,027	\$127,575	\$282,328
<b>Expense SqFt</b>	\$6.64	\$6.44	\$6.64	\$6.29
<b>Net Operating Income</b>	\$267,437	\$162,399	\$132,783	\$345,067
<b>Full Market Value</b>	\$1,212,000	\$1,028,000	\$860,000	\$1,033,000
<b>Market Value per SqFt</b>	\$31.36	\$39.14	\$44.79	\$23.03
<b>Distance from Cooperative in miles</b>		0.28	0.21	2.52