

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00027-7501	3-00271-0001	3-00221-0020
Condominium Section	658-R1		
Address	1 MAIN STREET	205 STATE STREET	80 CRANBERRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	124	364	137
Year Built	1913	2003	1900
Gross SqFt	227,916	242,752	108,780
Estimated Gross Income	\$4,984,800	\$6,106,286	\$2,429,803
Gross Income per SqFt	\$21.87	\$25.20	\$22.34
Full Market Value	\$21,600,001	\$25,300,000	\$10,100,000
Market Value per SqFt	\$95.00	\$104.00	\$93.00
Distance from Condominium in miles		0.90	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00028-7501	3-00178-0016	3-00237-0037
Condominium Section	1370-R1		
Address	31 WASHINGTON STREET	404 STATE STREET	115 HENRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	60	42
Year Built	2001	1928	1921
Gross SqFt	24,672	29,214	31,692
Estimated Gross Income	\$556,600	\$877,362	\$943,532
Gross Income per SqFt	\$22.56	\$30.00	\$29.80
Full Market Value	\$2,670,000	\$4,090,000	\$4,400,000
Market Value per SqFt	\$108.00	\$140.00	\$139.00
Distance from Condominium in miles		1.20	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00028-7502	3-00221-0020	3-00275-0001
Condominium Section	2018-R1		
Address	133 WATER STREET	80 CRANBERRY STREET	200 CLINTON STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D7-ELEVATOR
Total Units	69	137	94
Year Built	2006	1900	1926
Gross SqFt	78,352	108,780	73,032
Estimated Gross Income	\$1,738,800	\$2,429,803	\$1,781,214
Gross Income per SqFt	\$22.19	\$22.34	\$24.39
Full Market Value	\$7,200,003	\$10,100,000	\$7,380,000
Market Value per SqFt	\$92.00	\$93.00	\$101.00
Distance from Condominium in miles		0.35	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00031-7502	3-00036-0016	3-00051-0012
Condominium Section	1181-R1		
Address	50 BRIDGE STREET	16 WATER STREET	65 WASHINGTON STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	58	23	59
Year Built	1904	1910	2000
Gross SqFt	52,530	50,932	50,457
Estimated Gross Income	\$1,044,000	\$1,269,701	\$1,887,773
Gross Income per SqFt	\$19.87	\$24.93	\$37.40
Full Market Value	\$4,130,004	\$5,260,000	\$8,790,000
Market Value per SqFt	\$79.00	\$103.00	\$174.00
Distance from Condominium in miles		0.30	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00035-7501	3-00178-0016	3-00237-0037
Condominium Section	1771-R1		
Address	4 WATER STREET	404 STATE STREET	115 HENRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	60	42
Year Built	2007	1928	1921
Gross SqFt	20,085	29,214	31,692
Estimated Gross Income	\$580,456	\$877,362	\$943,532
Gross Income per SqFt	\$28.90	\$30.00	\$29.80
Full Market Value	\$2,779,999	\$4,090,000	\$4,400,000
Market Value per SqFt	\$138.00	\$140.00	\$139.00
Distance from Condominium in miles		1.20	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7501	3-00056-0003	3-00221-0020
Condominium Section	1000-R1		
Address	30 MAIN STREET	99 GOLD STREET	80 CRANBERRY STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D6-ELEVATOR
Total Units	87	88	137
Year Built	1910	1919	1900
Gross SqFt	158,053	109,875	108,780
Estimated Gross Income	\$3,654,000	\$3,496,083	\$2,429,803
Gross Income per SqFt	\$23.12	\$31.80	\$22.34
Full Market Value	\$15,899,999	\$16,300,000	\$10,100,000
Market Value per SqFt	\$101.00	\$148.00	\$93.00
Distance from Condominium in miles		0.50	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7502	3-00042-0018	3-00171-0049
Condominium Section	1073-R1		
Address	42 MAIN STREET	254 WATER STREET	337 STATE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	21	26	60
Year Built	1910	2002	1930
Gross SqFt	23,150	28,358	39,770
Estimated Gross Income	\$522,264	\$614,007	\$881,843
Gross Income per SqFt	\$22.56	\$21.65	\$22.17
Full Market Value	\$2,270,002	\$2,540,000	\$3,650,000
Market Value per SqFt	\$98.00	\$90.00	\$92.00
Distance from Condominium in miles		0.40	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7503	3-00171-0049	3-00235-0046
Condominium Section	1580-R1		
Address	57 FRONT STREET	337 STATE STREET	136 HICKS STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	31	60	46
Year Built	1899	1930	1920
Gross SqFt	41,476	39,770	48,414
Estimated Gross Income	\$929,477	\$881,843	\$1,129,483
Gross Income per SqFt	\$22.41	\$22.17	\$23.33
Full Market Value	\$4,039,998	\$3,650,000	\$4,680,000
Market Value per SqFt	\$97.00	\$92.00	\$97.00
Distance from Condominium in miles		1.05	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00045-7501	3-00051-0001	3-00271-0001
Condominium Section	1422-R1		
Address	70 WASHINGTON STREET	65 WASHINGTON STREET	205 STATE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	259	104	364
Year Built	1916	1914	2003
Gross SqFt	375,000	123,700	242,752
Estimated Gross Income	\$7,070,700	\$2,487,698	\$6,106,286
Gross Income per SqFt	\$18.86	\$20.11	\$25.20
Full Market Value	\$27,099,997	\$9,300,000	\$25,300,000
Market Value per SqFt	\$72.00	\$75.00	\$104.00
Distance from Condominium in miles		0.05	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00051-7501	3-00036-0016	3-00237-0054
Condominium Section	1543-R1		
Address	84 FRONT STREET	16 WATER STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D3-ELEVATOR
Total Units	56	23	67
Year Built	2006	1910	1938
Gross SqFt	58,066	50,932	60,720
Estimated Gross Income	\$1,567,782	\$1,269,701	\$1,751,259
Gross Income per SqFt	\$27.00	\$24.93	\$28.80
Full Market Value	\$6,490,002	\$5,260,000	\$7,250,000
Market Value per SqFt	\$112.00	\$103.00	\$119.00
Distance from Condominium in miles		0.15	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00052-7501	3-00051-0012	3-00036-0016
Condominium Section	1731-R1		
Address	85 ADAMS STREET	65 WASHINGTON STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	79	59	23
Year Built	2006	2000	1910
Gross SqFt	87,554	50,457	50,932
Estimated Gross Income	\$1,938,660	\$1,887,773	\$1,269,701
Gross Income per SqFt	\$22.14	\$37.40	\$24.93
Full Market Value	\$8,419,998	\$8,790,000	\$5,260,000
Market Value per SqFt	\$96.00	\$174.00	\$103.00
Distance from Condominium in miles		0.05	0.20

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00053-7501	3-00051-0001	3-00271-0001
Condominium Section	1735-R1		
Address	100 JAY STREET	65 WASHINGTON STREET	205 STATE STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	266	104	364
Year Built	2006	1914	2003
Gross SqFt	301,131	123,700	242,752
Estimated Gross Income	\$6,064,800	\$2,487,698	\$6,106,286
Gross Income per SqFt	\$20.14	\$20.11	\$25.20
Full Market Value	\$26,300,003	\$9,300,000	\$25,300,000
Market Value per SqFt	\$87.00	\$75.00	\$104.00
Distance from Condominium in miles		0.10	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7501	3-00036-0016	3-00042-0018
Condominium Section	1058-R1		
Address	79 BRIDGE STREET	16 WATER STREET	254 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D8-ELEVATOR
Total Units	37	23	26
Year Built	1920	1910	2002
Gross SqFt	35,464	50,932	28,358
Estimated Gross Income	\$850,713	\$1,269,701	\$614,007
Gross Income per SqFt	\$23.99	\$24.93	\$21.65
Full Market Value	\$3,690,000	\$5,260,000	\$2,540,000
Market Value per SqFt	\$104.00	\$103.00	\$90.00
Distance from Condominium in miles		0.40	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7502	3-00042-0018	3-00036-0016
Condominium Section	1703-R1		
Address	206 FRONT STREET	254 WATER STREET	16 WATER STREET
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D5-ELEVATOR
Total Units	31	26	23
Year Built	2006	2002	1910
Gross SqFt	35,389	28,358	50,932
Estimated Gross Income	\$842,258	\$614,007	\$1,269,701
Gross Income per SqFt	\$23.80	\$21.65	\$24.93
Full Market Value	\$3,660,001	\$2,540,000	\$5,260,000
Market Value per SqFt	\$103.00	\$90.00	\$103.00
Distance from Condominium in miles		0.05	0.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00169-7501	3-00051-0012	3-00237-0054
Condominium Section	1273-R1		
Address	53 BOERUM PLACE	65 WASHINGTON STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	99	59	67
Year Built	2003	2000	1938
Gross SqFt	73,232	50,457	60,720
Estimated Gross Income	\$2,174,990	\$1,887,773	\$1,751,259
Gross Income per SqFt	\$29.70	\$37.40	\$28.80
Full Market Value	\$10,399,997	\$8,790,000	\$7,250,000
Market Value per SqFt	\$142.00	\$174.00	\$119.00
Distance from Condominium in miles		0.85	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00176-7501	3-00253-0007	3-00171-0049
Condominium Section	1980-R1		
Address	75 SMITH STREET	99 JORALEMON STREET	337 STATE STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	50	32	60
Year Built	2007	1922	1930
Gross SqFt	56,769	30,480	39,770
Estimated Gross Income	\$1,296,603	\$757,769	\$881,843
Gross Income per SqFt	\$22.84	\$24.86	\$22.17
Full Market Value	\$5,629,997	\$3,140,000	\$3,650,000
Market Value per SqFt	\$99.00	\$103.00	\$92.00
Distance from Condominium in miles		0.55	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00179-7505	3-00269-0016	3-00171-0049
Condominium Section	2158-R1		
Address	457 ATLANTIC AVENUE	61 SCHERMERHORN STREET	337 STATE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	21	68	60
Year Built	0	2006	1930
Gross SqFt	21,046	47,896	39,770
Estimated Gross Income	\$453,120	\$1,750,842	\$881,843
Gross Income per SqFt	\$21.53	\$36.60	\$22.17
Full Market Value	\$1,880,000	\$8,150,000	\$3,650,000
Market Value per SqFt	\$89.00	\$170.00	\$92.00
Distance from Condominium in miles		0.60	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7501	3-00182-0057	3-00278-0015
Condominium Section	1409-R1		
Address	560 STATE STREET	103 SMITH STREET	145 COURT STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	39	28	22
Year Built	1990	1900	1900
Gross SqFt	42,550	19,200	16,800
Estimated Gross Income	\$1,076,089	\$482,073	\$432,600
Gross Income per SqFt	\$25.30	\$25.10	\$25.80
Full Market Value	\$4,670,000	\$2,000,000	\$1,790,000
Market Value per SqFt	\$110.00	\$104.00	\$107.00
Distance from Condominium in miles		0.50	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7502	3-00036-0016	3-00236-0103
Condominium Section	1719-R1		
Address	556 STATE STREET	16 WATER STREET	52 CLARK STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	71	23	142
Year Built	2006	1910	1928
Gross SqFt	70,037	50,932	79,460
Estimated Gross Income	\$1,800,300	\$1,269,701	\$2,241,734
Gross Income per SqFt	\$25.70	\$24.93	\$28.20
Full Market Value	\$7,459,989	\$5,260,000	\$9,290,000
Market Value per SqFt	\$107.00	\$103.00	\$117.00
Distance from Condominium in miles		1.40	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-7501	3-00182-0057	3-00278-0015
Condominium Section	63-R1		
Address	497 PACIFIC STREET	103 SMITH STREET	145 COURT STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	28	22
Year Built	1922	1900	1900
Gross SqFt	12,998	19,200	16,800
Estimated Gross Income	\$253,201	\$482,073	\$432,600
Gross Income per SqFt	\$19.48	\$25.10	\$25.80
Full Market Value	\$1,100,002	\$2,000,000	\$1,790,000
Market Value per SqFt	\$85.00	\$104.00	\$107.00
Distance from Condominium in miles		0.40	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-7502	3-00278-0015	3-00182-0057
Condominium Section	1977-R1		
Address	52 3 AVENUE	145 COURT STREET	103 SMITH STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	15	22	28
Year Built	2005	1900	1900
Gross SqFt	19,605	16,800	19,200
Estimated Gross Income	\$390,727	\$432,600	\$482,073
Gross Income per SqFt	\$19.93	\$25.80	\$25.10
Full Market Value	\$1,700,000	\$1,790,000	\$2,000,000
Market Value per SqFt	\$87.00	\$107.00	\$104.00
Distance from Condominium in miles		0.60	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00193-7501	3-00182-0057	3-00396-0053
Condominium Section	929-R1		
Address	40 DEAN STREET	103 SMITH STREET	311 BALTIC STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	22	28	20
Year Built	2002	1900	1900
Gross SqFt	26,677	19,200	17,640
Estimated Gross Income	\$593,065	\$482,073	\$398,277
Gross Income per SqFt	\$22.23	\$25.10	\$22.58
Full Market Value	\$2,580,001	\$2,000,000	\$1,650,000
Market Value per SqFt	\$97.00	\$104.00	\$94.00
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00193-7502	3-00376-0023	3-00042-0018
Condominium Section	1896-R1		
Address	52 DEAN STREET	104 LUQUER STREET	254 WATER STREET
Neighborhood	BOERUM HILL	CARROLL GARDENS	DOWNTOWN-FULTON FERRY
Building Classification	R2-WALK-UP	D1-ELEVATOR	D8-ELEVATOR
Total Units	23	22	26
Year Built	2006	2003	2002
Gross SqFt	29,086	24,150	28,358
Estimated Gross Income	\$579,600	\$550,145	\$614,007
Gross Income per SqFt	\$19.93	\$22.78	\$21.65
Full Market Value	\$2,169,999	\$2,340,000	\$2,540,000
Market Value per SqFt	\$75.00	\$97.00	\$90.00
Distance from Condominium in miles		0.85	1.10

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7501	3-00036-0016	3-00235-0046
Condominium Section	123-R1		
Address	55 POPLAR STREET	16 WATER STREET	136 HICKS STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	57	23	46
Year Built	1910	1910	1920
Gross SqFt	52,396	50,932	48,414
Estimated Gross Income	\$1,227,114	\$1,269,701	\$1,129,483
Gross Income per SqFt	\$23.42	\$24.93	\$23.33
Full Market Value	\$5,329,993	\$5,260,000	\$4,680,000
Market Value per SqFt	\$102.00	\$103.00	\$97.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7502	3-00237-0054	3-00275-0001
Condominium Section	321-R1		
Address	75 POPLAR STREET	25 MONROE PLACE	200 CLINTON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	56	67	94
Year Built	1910	1938	1926
Gross SqFt	74,131	60,720	73,032
Estimated Gross Income	\$1,941,491	\$1,751,259	\$1,781,214
Gross Income per SqFt	\$26.20	\$28.80	\$24.39
Full Market Value	\$8,430,002	\$7,250,000	\$7,380,000
Market Value per SqFt	\$114.00	\$119.00	\$101.00
Distance from Condominium in miles		0.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-7501	3-00167-0016	3-00182-0057
Condominium Section	196-R1		
Address	205 HICKS STREET	358 LIVINGSTON STREET	103 SMITH STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	BOERUM HILL
Building Classification	R9-CONDOPS	C7-WALK-UP	C7-WALK-UP
Total Units	23	29	28
Year Built	1900	1920	1900
Gross SqFt	25,230	34,347	19,200
Estimated Gross Income	\$497,680	\$673,078	\$482,073
Gross Income per SqFt	\$19.73	\$19.60	\$25.10
Full Market Value	\$2,160,000	\$2,520,000	\$2,000,000
Market Value per SqFt	\$86.00	\$73.00	\$104.00
Distance from Condominium in miles		0.95	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00245-7501	3-00271-0001	3-00250-0030
Condominium Section	2150-R1		
Address	360 FURMAN STREET	205 STATE STREET	182 MONTAGUE STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	438	364	187
Year Built	2008	2003	1999
Gross SqFt	628,669	242,752	182,000
Estimated Gross Income	\$18,860,070	\$6,106,286	\$8,212,471
Gross Income per SqFt	\$30.00	\$25.20	\$45.10
Full Market Value	\$78,099,944	\$25,300,000	\$40,300,000
Market Value per SqFt	\$124.00	\$104.00	\$221.00
Distance from Condominium in miles		0.60	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00249-7502	3-00051-0012	3-00269-0016
Condominium Section	2680-R1		
Address	166 MONTAGUE STREET	65 WASHINGTON STREET	61 SCHERMERHORN STREET
Neighborhood	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	24	59	68
Year Built	0	2000	2006
Gross SqFt	43,181	50,457	47,896
Estimated Gross Income	\$0	\$1,887,773	\$1,750,842
Gross Income per SqFt	\$0.00	\$37.40	\$36.60
Full Market Value	\$5,457,621	\$8,790,000	\$8,150,000
Market Value per SqFt	\$126.00	\$174.00	\$170.00
Distance from Condominium in miles		0.60	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-7501	3-00234-0050	3-00276-0029
Condominium Section	413-R1		
Address	132 REMSEN STREET	112 WILLOW STREET	168 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	14
Year Built	1900	1900	1905
Gross SqFt	9,207	9,450	7,185
Estimated Gross Income	\$240,717	\$252,404	\$195,094
Gross Income per SqFt	\$26.10	\$26.70	\$27.20
Full Market Value	\$1,044,999	\$1,050,000	\$808,000
Market Value per SqFt	\$114.00	\$111.00	\$112.00
Distance from Condominium in miles		0.30	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00258-7501	3-00253-0007	3-00208-0506
Condominium Section	1015-R1		
Address	60 STATE STREET	99 JORALEMON STREET	6 MONTAGUE TERRACE
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D5-ELEVATOR
Total Units	11	32	20
Year Built	2001	1922	1900
Gross SqFt	21,259	30,480	13,104
Estimated Gross Income	\$543,380	\$757,769	\$344,103
Gross Income per SqFt	\$25.60	\$24.86	\$26.30
Full Market Value	\$2,360,000	\$3,140,000	\$1,430,000
Market Value per SqFt	\$111.00	\$103.00	\$109.00
Distance from Condominium in miles		0.20	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00265-7501	3-00235-0042	3-00254-0013
Condominium Section	849-R1		
Address	64 COURT STREET	36 CLARK STREET	131 JORALEMON STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	33	33	36
Year Built	1921	1910	1917
Gross SqFt	32,500	24,570	24,192
Estimated Gross Income	\$764,400	\$601,324	\$741,226
Gross Income per SqFt	\$23.52	\$24.47	\$30.60
Full Market Value	\$3,320,002	\$2,490,000	\$3,450,000
Market Value per SqFt	\$102.00	\$101.00	\$143.00
Distance from Condominium in miles		0.35	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00269-7501	3-00056-0003	3-00271-0001
Condominium Section	1702-R1		
Address	110 LIVINGSTON STREET	99 GOLD STREET	205 STATE STREET
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	299	88	364
Year Built	1926	1919	2003
Gross SqFt	324,465	109,875	242,752
Estimated Gross Income	\$8,812,469	\$3,496,083	\$6,106,286
Gross Income per SqFt	\$27.20	\$31.80	\$25.20
Full Market Value	\$36,500,015	\$16,300,000	\$25,300,000
Market Value per SqFt	\$112.00	\$148.00	\$104.00
Distance from Condominium in miles		0.90	0.04

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00277-7501	3-00271-0001	3-00250-0030
Condominium Section	1467-R1		
Address	125 COURT STREET	205 STATE STREET	182 MONTAGUE STREET
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	321	364	187
Year Built	2005	2003	1999
Gross SqFt	248,762	242,752	182,000
Estimated Gross Income	\$7,686,745	\$6,106,286	\$8,212,471
Gross Income per SqFt	\$30.90	\$25.20	\$45.10
Full Market Value	\$36,800,000	\$25,300,000	\$40,300,000
Market Value per SqFt	\$148.00	\$104.00	\$221.00
Distance from Condominium in miles		0.05	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7501	3-00284-0017	3-00476-0019
Condominium Section	6-R1		
Address	120 BOERUM PLACE	94 ATLANTIC AVENUE	204 HUNTINGTON STREET
Neighborhood	BOERUM HILL	COBBLE HILL	CARROLL GARDENS
Building Classification	R2-WALK-UP	C7-WALK-UP	C5-WALK-UP
Total Units	56	32	60
Year Built	1916	1900	1917
Gross SqFt	68,330	40,701	60,664
Estimated Gross Income	\$1,730,573	\$1,385,604	\$2,068,061
Gross Income per SqFt	\$25.30	\$34.00	\$34.10
Full Market Value	\$7,509,996	\$6,450,000	\$9,630,000
Market Value per SqFt	\$110.00	\$158.00	\$159.00
Distance from Condominium in miles		0.30	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7502	3-00178-0016	3-00254-0066
Condominium Section	841-R1		
Address	25 BERGEN STREET	404 STATE STREET	110 REMSEN STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	60	15
Year Built	1910	1928	1900
Gross SqFt	19,388	29,214	13,258
Estimated Gross Income	\$479,465	\$877,362	\$359,949
Gross Income per SqFt	\$24.73	\$30.00	\$27.10
Full Market Value	\$2,080,001	\$4,090,000	\$1,490,000
Market Value per SqFt	\$107.00	\$140.00	\$112.00
Distance from Condominium in miles		0.45	0.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00286-7501	3-00311-0036	3-00291-0033
Condominium Section	51-R1		
Address	158 ATLANTIC AVENUE	197 KANE STREET	155 AMITY STREET
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	13	16
Year Built	1900	1900	1910
Gross SqFt	9,924	8,600	8,000
Estimated Gross Income	\$280,006	\$247,348	\$230,986
Gross Income per SqFt	\$28.20	\$28.80	\$28.90
Full Market Value	\$1,160,002	\$1,020,000	\$957,000
Market Value per SqFt	\$117.00	\$119.00	\$120.00
Distance from Condominium in miles		0.25	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00300-7501	3-00305-0001	3-00258-0017
Condominium Section	1221-R1		
Address	401 HICKS STREET	419 HICKS STREET	10 COLUMBIA PLACE
Neighborhood	COBBLE HILL	COBBLE HILL	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	59	114	166
Year Built	2004	1870	1900
Gross SqFt	84,695	90,288	104,370
Estimated Gross Income	\$1,805,400	\$1,821,614	\$1,834,041
Gross Income per SqFt	\$21.32	\$20.18	\$17.57
Full Market Value	\$7,839,995	\$6,810,000	\$6,860,000
Market Value per SqFt	\$93.00	\$75.00	\$66.00
Distance from Condominium in miles		0.05	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7501	3-00376-0023	3-00265-0050
Condominium Section	1037-R1		
Address	42 TIFFANY PLACE	104 LUQUER STREET	56 COURT STREET
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	22	48
Year Built	0	2003	1927
Gross SqFt	14,291	24,150	19,622
Estimated Gross Income	\$280,800	\$550,145	\$447,667
Gross Income per SqFt	\$19.65	\$22.78	\$22.81
Full Market Value	\$1,050,001	\$2,340,000	\$1,850,000
Market Value per SqFt	\$73.00	\$97.00	\$94.00
Distance from Condominium in miles		0.65	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7502	3-00275-0001	3-00237-0054
Condominium Section	1481-R1		
Address	60 TIFFANY PLACE	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	D7-ELEVATOR	D3-ELEVATOR
Total Units	36	94	67
Year Built	0	1926	1938
Gross SqFt	41,786	73,032	60,720
Estimated Gross Income	\$851,181	\$1,781,214	\$1,751,259
Gross Income per SqFt	\$20.37	\$24.39	\$28.80
Full Market Value	\$3,700,003	\$7,380,000	\$7,250,000
Market Value per SqFt	\$89.00	\$101.00	\$119.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7503	3-00376-0023	3-00265-0050
Condominium Section	1691-R1		
Address	20 TIFFANY PLACE	104 LUQUER STREET	56 COURT STREET
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	22	48
Year Built	2006	2003	1927
Gross SqFt	17,463	24,150	19,622
Estimated Gross Income	\$343,147	\$550,145	\$447,667
Gross Income per SqFt	\$19.65	\$22.78	\$22.81
Full Market Value	\$1,279,999	\$2,340,000	\$1,850,000
Market Value per SqFt	\$73.00	\$97.00	\$94.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7501	3-00265-0006	3-00247-0028
Condominium Section	84-R1		
Address	10208 KANE STREET	59 LIVINGSTON STREET	74 MONTAGUE STREET
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	70	43	59
Year Built	1921	1917	1912
Gross SqFt	71,212	63,224	54,640
Estimated Gross Income	\$1,233,618	\$1,156,468	\$1,060,307
Gross Income per SqFt	\$17.32	\$18.29	\$19.41
Full Market Value	\$4,610,008	\$4,320,000	\$3,960,000
Market Value per SqFt	\$65.00	\$68.00	\$72.00
Distance from Condominium in miles		0.60	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7502	3-00416-0017	3-00305-0001
Condominium Section	441-R1		
Address	63 TIFFANY PLACE	419 DE GRAW STREET	419 HICKS STREET
Neighborhood	COBBLE HILL-WEST	GOWANUS	COBBLE HILL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	C1-WALK-UP
Total Units	70	90	114
Year Built	1917	1931	1870
Gross SqFt	84,000	76,334	90,288
Estimated Gross Income	\$1,650,051	\$1,648,576	\$1,821,614
Gross Income per SqFt	\$19.64	\$21.60	\$20.18
Full Market Value	\$6,170,004	\$6,830,000	\$6,810,000
Market Value per SqFt	\$73.00	\$89.00	\$75.00
Distance from Condominium in miles		0.65	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7503	3-00275-0001	3-00237-0054
Condominium Section	665-R1		
Address	29 TIFFANY PLACE	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	71	94	67
Year Built	1930	1926	1938
Gross SqFt	79,058	73,032	60,720
Estimated Gross Income	\$1,810,500	\$1,781,214	\$1,751,259
Gross Income per SqFt	\$22.90	\$24.39	\$28.80
Full Market Value	\$7,499,999	\$7,380,000	\$7,250,000
Market Value per SqFt	\$95.00	\$101.00	\$119.00
Distance from Condominium in miles		0.45	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00321-7501	3-00310-0003	3-00297-0019
Condominium Section	44-R1		
Address	501 HICKS STREET	445 HICKS STREET	182 AMITY STREET
Neighborhood	COBBLE HILL	COBBLE HILL	COBBLE HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	34	72	48
Year Built	1922	1870	1900
Gross SqFt	36,973	50,490	35,950
Estimated Gross Income	\$677,715	\$930,013	\$675,288
Gross Income per SqFt	\$18.33	\$18.42	\$18.78
Full Market Value	\$2,595,600	\$3,480,000	\$2,520,000
Market Value per SqFt	\$70.00	\$69.00	\$70.00
Distance from Condominium in miles		0.10	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00331-7501	3-00254-0081	3-00254-0006
Condominium Section	108-R1		
Address	192 DE GRAW STREET	142 REMSEN STREET	141 JORALEMON STREET
Neighborhood	COBBLE HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	60	51	47
Year Built	1825	1936	1923
Gross SqFt	52,529	41,250	46,410
Estimated Gross Income	\$973,887	\$822,910	\$983,249
Gross Income per SqFt	\$18.54	\$19.95	\$21.19
Full Market Value	\$3,849,999	\$3,080,000	\$4,070,000
Market Value per SqFt	\$73.00	\$75.00	\$88.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00336-7502	3-00265-0050	3-00376-0023
Condominium Section	888-R1		
Address	156 SACKETT STREET	56 COURT STREET	104 LUQUER STREET
Neighborhood	COBBLE HILL-WEST	BROOKLYN HEIGHTS	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	20	48	22
Year Built	2000	1927	2003
Gross SqFt	24,122	19,622	24,150
Estimated Gross Income	\$504,500	\$447,667	\$550,145
Gross Income per SqFt	\$20.91	\$22.81	\$22.78
Full Market Value	\$1,889,998	\$1,850,000	\$2,340,000
Market Value per SqFt	\$78.00	\$94.00	\$97.00
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00345-7501	3-00390-0026	3-00436-0020
Condominium Section	406-R1		
Address	358 COURT STREET	40 WYCKOFF STREET	356 UNION STREET
Neighborhood	CARROLL GARDENS	BOERUM HILL	CARROLL GARDENS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	25	20
Year Built	1890	1900	1900
Gross SqFt	20,000	22,000	14,050
Estimated Gross Income	\$361,800	\$370,800	\$271,654
Gross Income per SqFt	\$18.09	\$16.85	\$19.33
Full Market Value	\$1,430,001	\$1,390,000	\$1,020,000
Market Value per SqFt	\$72.00	\$63.00	\$73.00
Distance from Condominium in miles		0.35	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00348-7501	3-00376-0023	3-00247-0001
Condominium Section	1454-R1		
Address	69 CARROLL STREET	104 LUQUER STREET	57 REMSEN STREET
Neighborhood	COBBLE HILL-WEST	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	13	22	14
Year Built	2005	2003	1900
Gross SqFt	15,394	24,150	11,800
Estimated Gross Income	\$340,900	\$550,145	\$400,602
Gross Income per SqFt	\$22.14	\$22.78	\$33.90
Full Market Value	\$1,410,004	\$2,340,000	\$1,870,000
Market Value per SqFt	\$92.00	\$97.00	\$158.00
Distance from Condominium in miles		0.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00357-7501	3-00311-0036	3-00306-0024
Condominium Section	562-R1		
Address	296 COLUMBIA STREET	197 KANE STREET	286 CLINTON STREET
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	COBBLE HILL
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	14	13	11
Year Built	0	1900	1900
Gross SqFt	9,393	8,600	7,000
Estimated Gross Income	\$155,400	\$247,348	\$131,560
Gross Income per SqFt	\$16.54	\$28.80	\$18.79
Full Market Value	\$525,000	\$1,020,000	\$492,000
Market Value per SqFt	\$56.00	\$119.00	\$70.00
Distance from Condominium in miles		0.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00364-7501	3-00275-0001	3-00237-0054
Condominium Section	1220-R1		
Address	653 HICKS STREET	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	40	94	67
Year Built	2004	1926	1938
Gross SqFt	56,542	73,032	60,720
Estimated Gross Income	\$1,296,000	\$1,781,214	\$1,751,259
Gross Income per SqFt	\$22.92	\$24.39	\$28.80
Full Market Value	\$5,630,001	\$7,380,000	\$7,250,000
Market Value per SqFt	\$100.00	\$101.00	\$119.00
Distance from Condominium in miles		0.80	1.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00377-7501	3-00915-0038	3-00436-0020
Condominium Section	145-R1		
Address	529 CLINTON STREET	3920 8 AVENUE	356 UNION STREET
Neighborhood	CARROLL GARDENS	SUNSET PARK	CARROLL GARDENS
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	24	20
Year Built	1900	1914	1900
Gross SqFt	13,201	17,120	14,050
Estimated Gross Income	\$224,417	\$293,216	\$271,654
Gross Income per SqFt	\$17.00	\$17.13	\$19.33
Full Market Value	\$888,002	\$1,100,000	\$1,020,000
Market Value per SqFt	\$67.00	\$64.00	\$73.00
Distance from Condominium in miles		2.05	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00389-7501	3-00396-0053	3-00187-0014
Condominium Section	1188-R1		
Address	328 BERGEN STREET	311 BALTIC STREET	256 PACIFIC STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	25
Year Built	2004	1900	1920
Gross SqFt	32,490	17,640	17,215
Estimated Gross Income	\$682,290	\$398,277	\$351,689
Gross Income per SqFt	\$21.00	\$22.58	\$20.43
Full Market Value	\$3,350,004	\$1,650,000	\$1,320,000
Market Value per SqFt	\$103.00	\$94.00	\$77.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00391-7501	3-00376-0023	3-00254-0006
Condominium Section	91-R1		
Address	173 SMITH STREET	104 LUQUER STREET	141 JORALEMON STREET
Neighborhood	BOERUM HILL	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	42	22	47
Year Built	1915	2003	1923
Gross SqFt	49,690	24,150	46,410
Estimated Gross Income	\$967,961	\$550,145	\$983,249
Gross Income per SqFt	\$19.48	\$22.78	\$21.19
Full Market Value	\$4,199,999	\$2,340,000	\$4,070,000
Market Value per SqFt	\$85.00	\$97.00	\$88.00
Distance from Condominium in miles		0.80	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00393-7502	3-00396-0053	3-00181-0037
Condominium Section	2298-R1		
Address	433 WARREN STREET	311 BALTIC STREET	255 PACIFIC STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	20	14
Year Built	0	1900	1930
Gross SqFt	20,037	17,640	7,830
Estimated Gross Income	\$426,186	\$398,277	\$198,790
Gross Income per SqFt	\$21.27	\$22.58	\$25.40
Full Market Value	\$1,850,000	\$1,650,000	\$823,000
Market Value per SqFt	\$92.00	\$94.00	\$105.00
Distance from Condominium in miles		0.40	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00396-7501	3-00182-0057	3-00396-0053
Condominium Section	764-R1		
Address	318 WARREN STREET	103 SMITH STREET	311 BALTIC STREET
Neighborhood	BOERUM HILL	BOERUM HILL	BOERUM HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	48	28	20
Year Built	1910	1900	1900
Gross SqFt	63,000	19,200	17,640
Estimated Gross Income	\$1,451,362	\$482,073	\$398,277
Gross Income per SqFt	\$23.04	\$25.10	\$22.58
Full Market Value	\$6,300,000	\$2,000,000	\$1,650,000
Market Value per SqFt	\$100.00	\$104.00	\$94.00
Distance from Condominium in miles		0.30	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00403-7508	3-00254-0013	3-00253-0007
Condominium Section	2350-R1		
Address	378 BALTIC STREET	131 JORALEMON STREET	99 JORALEMON STREET
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	36	36	32
Year Built	2007	1917	1922
Gross SqFt	25,047	24,192	30,480
Estimated Gross Income	\$561,600	\$741,226	\$757,769
Gross Income per SqFt	\$22.42	\$30.60	\$24.86
Full Market Value	\$2,439,995	\$3,450,000	\$3,140,000
Market Value per SqFt	\$97.00	\$143.00	\$103.00
Distance from Condominium in miles		0.70	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00421-7501	3-00253-0007	3-00254-0013
Condominium Section	943-R1		
Address	344 DE GRAW STREET	99 JORALEMON STREET	131 JORALEMON STREET
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	26	32	36
Year Built	2000	1922	1917
Gross SqFt	33,198	30,480	24,192
Estimated Gross Income	\$702,000	\$757,769	\$741,226
Gross Income per SqFt	\$21.15	\$24.86	\$30.60
Full Market Value	\$3,049,995	\$3,140,000	\$3,450,000
Market Value per SqFt	\$92.00	\$103.00	\$143.00
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00444-7501	3-00254-0081	3-00254-0006
Condominium Section	229-R1		
Address	376 PRESIDENT STREET	142 REMSEN STREET	141 JORALEMON STREET
Neighborhood	GOWANUS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	55	51	47
Year Built	1938	1936	1923
Gross SqFt	54,818	41,250	46,410
Estimated Gross Income	\$1,016,325	\$822,910	\$983,249
Gross Income per SqFt	\$18.54	\$19.95	\$21.19
Full Market Value	\$4,019,996	\$3,080,000	\$4,070,000
Market Value per SqFt	\$73.00	\$75.00	\$88.00
Distance from Condominium in miles		1.00	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00464-7501	3-00436-0022	3-00366-0028
Condominium Section	392-R1		
Address	395 SMITH STREET	360 UNION STREET	104 2 PLACE
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	CARROLL GARDENS
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	12	16	15
Year Built	0	1920	1900
Gross SqFt	10,604	10,248	10,000
Estimated Gross Income	\$196,598	\$192,737	\$249,455
Gross Income per SqFt	\$18.54	\$18.81	\$24.95
Full Market Value	\$777,999	\$721,000	\$1,030,000
Market Value per SqFt	\$73.00	\$70.00	\$103.00
Distance from Condominium in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00470-7502	3-00376-0023	3-00238-0021
Condominium Section	1491-R1		
Address	191 LUQUER STREET	104 LUQUER STREET	34 MONROE PLACE
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	22	24
Year Built	0	2003	1916
Gross SqFt	14,037	24,150	23,562
Estimated Gross Income	\$265,720	\$550,145	\$459,432
Gross Income per SqFt	\$18.93	\$22.78	\$19.50
Full Market Value	\$1,050,002	\$2,340,000	\$1,720,000
Market Value per SqFt	\$75.00	\$97.00	\$73.00
Distance from Condominium in miles		0.20	1.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00476-7501	3-00476-0019	3-00305-0001
Condominium Section	1558-R1		
Address	505 COURT STREET	204 HUNTINGTON STREET	419 HICKS STREET
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	COBBLE HILL
Building Classification	R4-ELEVATOR	C5-WALK-UP	C1-WALK-UP
Total Units	124	60	114
Year Built	2006	1917	1870
Gross SqFt	133,465	60,664	90,288
Estimated Gross Income	\$2,997,023	\$2,068,061	\$1,821,614
Gross Income per SqFt	\$22.46	\$34.10	\$20.18
Full Market Value	\$13,000,026	\$9,630,000	\$6,810,000
Market Value per SqFt	\$97.00	\$159.00	\$75.00
Distance from Condominium in miles		0.00	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00478-7501	3-00254-0013	3-00376-0023
Condominium Section	1643-R1		
Address	529 COURT STREET	131 JORALEMON STREET	104 LUQUER STREET
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	25	36	22
Year Built	2005	1917	2003
Gross SqFt	24,769	24,192	24,150
Estimated Gross Income	\$660,000	\$741,226	\$550,145
Gross Income per SqFt	\$26.60	\$30.60	\$22.78
Full Market Value	\$2,870,001	\$3,450,000	\$2,340,000
Market Value per SqFt	\$116.00	\$143.00	\$97.00
Distance from Condominium in miles		1.30	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00631-7501	3-02100-0076	3-01979-0015
Condominium Section	2674-R1		
Address	599 4 AVENUE	93 LAFAYETTE AVENUE	475 WASHINGTON AVENUE
Neighborhood	SUNSET PARK	FORT GREENE	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	78	47
Year Built	0	1936	1931
Gross SqFt	19,397	57,460	63,450
Estimated Gross Income	\$0	\$1,091,014	\$1,224,354
Gross Income per SqFt	\$0.00	\$18.99	\$19.30
Full Market Value	\$596,588	\$4,080,000	\$4,580,000
Market Value per SqFt	\$30.80	\$71.00	\$72.00
Distance from Condominium in miles		1.95	2.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00636-7501	3-00915-0038	3-00642-0024
Condominium Section	49-R1		
Address	660 4 AVENUE	3920 8 AVENUE	150 21 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	23	24	12
Year Built	1930	1914	1933
Gross SqFt	10,247	17,120	6,000
Estimated Gross Income	\$163,132	\$293,216	\$94,408
Gross Income per SqFt	\$15.92	\$17.13	\$15.73
Full Market Value	\$645,999	\$1,100,000	\$319,000
Market Value per SqFt	\$63.00	\$64.00	\$53.00
Distance from Condominium in miles		1.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00643-7506	3-01091-0040	3-01979-0024
Condominium Section	2459-R1		
Address	679 4 AVENUE	136 PROSPECT PARK WEST	92 GATES AVENUE
Neighborhood	SUNSET PARK	PARK SLOPE	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	18	45
Year Built	2005	1931	1931
Gross SqFt	26,195	20,562	35,820
Estimated Gross Income	\$0	\$453,152	\$846,687
Gross Income per SqFt	\$0.00	\$22.04	\$23.64
Full Market Value	\$2,308,127	\$1,880,000	\$3,510,000
Market Value per SqFt	\$88.00	\$91.00	\$98.00
Distance from Condominium in miles		0.95	2.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00646-7501	3-00764-0037	3-00719-0051
Condominium Section	559-R1		
Address	224 22 STREET	4706 4 AVENUE	467 42 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	16
Year Built	1995	1931	1914
Gross SqFt	10,000	10,860	11,520
Estimated Gross Income	\$176,500	\$194,097	\$212,961
Gross Income per SqFt	\$17.65	\$17.87	\$18.49
Full Market Value	\$699,006	\$726,000	\$796,000
Market Value per SqFt	\$70.00	\$67.00	\$69.00
Distance from Condominium in miles		1.25	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00693-7501	3-00742-0046	
Condominium Section	2004-R1		
Address	415 36 STREET	873 45 STREET	
Neighborhood	SUNSET PARK	BOROUGH PARK	
Building Classification	R4-ELEVATOR	C4-WALK-UP	
Total Units	12	20	
Year Built	2007	1927	
Gross SqFt	16,316	20,642	
Estimated Gross Income	\$297,930	\$376,873	
Gross Income per SqFt	\$18.26	\$18.26	
Full Market Value	\$1,180,000	\$1,410,000	
Market Value per SqFt	\$72.00	\$68.00	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00741-7501	3-00742-0046	3-00873-0069
Condominium Section	2430-R1		
Address	702 44 STREET	873 45 STREET	255 18 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK
Building Classification	R4-ELEVATOR	C4-WALK-UP	C7-WALK-UP
Total Units	54	20	34
Year Built	1931	1927	1905
Gross SqFt	54,770	20,642	40,000
Estimated Gross Income	\$492,930	\$376,873	\$220,420
Gross Income per SqFt	\$9.00	\$18.26	\$5.51
Full Market Value	\$1,833,653	\$1,410,000	\$467,000
Market Value per SqFt	\$33.50	\$68.00	\$11.68
Distance from Condominium in miles		0.15	1.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00769-7501	3-06552-0070	3-06558-0008
Condominium Section	2498-R1		
Address	4721 8 AVENUE	2219 64 STREET	6301 23 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	41	35
Year Built	2008	1931	1931
Gross SqFt	23,207	34,700	29,700
Estimated Gross Income	\$0	\$454,982	\$345,340
Gross Income per SqFt	\$0.00	\$13.11	\$11.63
Full Market Value	\$1,080,863	\$1,420,000	\$970,000
Market Value per SqFt	\$46.60	\$40.90	\$32.70
Distance from Condominium in miles		2.25	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00793-7503	3-00742-0046	3-00657-0018
Condominium Section	2192-R1		
Address	5008 7 AVENUE	873 45 STREET	158 26 STREET
Neighborhood	SUNSET PARK	BOROUGH PARK	SUNSET PARK
Building Classification	R4-ELEVATOR	C4-WALK-UP	C1-WALK-UP
Total Units	36	20	12
Year Built	0	1927	1930
Gross SqFt	32,805	20,642	4,500
Estimated Gross Income	\$803,723	\$376,873	\$139,630
Gross Income per SqFt	\$24.50	\$18.26	\$31.00
Full Market Value	\$3,330,002	\$1,410,000	\$650,000
Market Value per SqFt	\$102.00	\$68.00	\$144.00
Distance from Condominium in miles		0.40	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00807-7502	3-00657-0018	
Condominium Section	2160-R1		
Address	462 52 STREET	158 26 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	12	
Year Built	0	1930	
Gross SqFt	10,819	4,500	
Estimated Gross Income	\$357,027	\$139,630	
Gross Income per SqFt	\$33.00	\$31.00	
Full Market Value	\$1,630,000	\$650,000	
Market Value per SqFt	\$151.00	\$144.00	
Distance from Condominium in miles		1.30	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00874-7502	3-00922-0006	3-00817-0001
Condominium Section	1238-R1		
Address	319 18 STREET	4109 7 AVENUE	5319 6 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	16
Year Built	2004	1915	1911
Gross SqFt	12,334	13,188	10,460
Estimated Gross Income	\$254,832	\$330,825	\$214,127
Gross Income per SqFt	\$20.66	\$25.10	\$20.47
Full Market Value	\$1,109,998	\$1,370,000	\$454,000
Market Value per SqFt	\$90.00	\$104.00	\$43.40
Distance from Condominium in miles		1.20	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7501	3-01063-0021	3-01067-0007
Condominium Section	1425-R1		
Address	315 20 STREET	206 BERKELEY PLACE	820 PRESIDENT STREET
Neighborhood	SUNSET PARK	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	13	24	20
Year Built	2004	1920	1920
Gross SqFt	13,070	11,754	16,470
Estimated Gross Income	\$294,075	\$338,457	\$640,660
Gross Income per SqFt	\$22.50	\$28.80	\$38.90
Full Market Value	\$1,219,996	\$1,400,000	\$3,150,000
Market Value per SqFt	\$93.00	\$119.00	\$191.00
Distance from Condominium in miles		1.25	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7502	3-00657-0042	3-00740-0006
Condominium Section	1665-R1		
Address	560 7 AVENUE	784 4 AVENUE	602 44 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	11	37	28
Year Built	2004	1910	1910
Gross SqFt	12,090	14,300	15,000
Estimated Gross Income	\$300,300	\$293,799	\$445,708
Gross Income per SqFt	\$24.84	\$20.55	\$29.70
Full Market Value	\$1,240,001	\$1,100,000	\$2,080,000
Market Value per SqFt	\$103.00	\$77.00	\$139.00
Distance from Condominium in miles		0.55	1.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00891-7501	3-01156-0090	3-01156-0015
Condominium Section	1219-R1		
Address	259 21 STREET	464 ST MARK'S AVENUE	480 ST MARK'S AVENUE
Neighborhood	SUNSET PARK	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	D5-ELEVATOR	D5-ELEVATOR
Total Units	38	83	70
Year Built	1904	1930	1930
Gross SqFt	47,862	44,730	42,562
Estimated Gross Income	\$1,079,407	\$1,690,765	\$1,085,153
Gross Income per SqFt	\$22.55	\$37.80	\$25.50
Full Market Value	\$4,829,996	\$7,880,000	\$4,490,000
Market Value per SqFt	\$101.00	\$176.00	\$105.00
Distance from Condominium in miles		2.05	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00891-7502	3-00817-0001	3-00740-0006
Condominium Section	2071-R1		
Address	284 20 STREET	5319 6 AVENUE	602 44 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	28
Year Built	0	1911	1910
Gross SqFt	18,855	10,460	15,000
Estimated Gross Income	\$413,867	\$214,127	\$445,708
Gross Income per SqFt	\$21.95	\$20.47	\$29.70
Full Market Value	\$1,799,999	\$454,000	\$2,080,000
Market Value per SqFt	\$95.00	\$43.40	\$139.00
Distance from Condominium in miles		1.65	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00892-7501	3-00657-0042	3-00816-0009
Condominium Section	1729-R1		
Address	351 26 AVENUE	784 4 AVENUE	5301 5 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	37	11
Year Built	2006	1910	1927
Gross SqFt	12,490	14,300	8,419
Estimated Gross Income	\$220,800	\$293,799	\$194,569
Gross Income per SqFt	\$17.68	\$20.55	\$23.11
Full Market Value	\$873,998	\$1,100,000	\$806,000
Market Value per SqFt	\$70.00	\$77.00	\$96.00
Distance from Condominium in miles		0.55	1.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00895-7502	3-01093-0038	3-01091-0040
Condominium Section	1794-R1		
Address	35 MC DONALD AVENUE	150 PROSPECT PARK WEST	136 PROSPECT PARK WEST
Neighborhood	WINDSOR TERRACE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	35	30	18
Year Built	2006	1921	1931
Gross SqFt	36,872	35,298	20,562
Estimated Gross Income	\$839,317	\$891,236	\$453,152
Gross Income per SqFt	\$22.76	\$25.20	\$22.04
Full Market Value	\$3,479,999	\$3,690,000	\$1,880,000
Market Value per SqFt	\$94.00	\$105.00	\$91.00
Distance from Condominium in miles		0.75	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00895-7503	3-00821-0012	3-00817-0001
Condominium Section	1931-R1		
Address	11 TERRACE PLACE	224 54 STREET	5319 6 AVENUE
Neighborhood	WINDSOR TERRACE	BUSH TERMINAL	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	18	16
Year Built	2006	1911	1911
Gross SqFt	17,983	10,800	10,460
Estimated Gross Income	\$408,573	\$248,387	\$214,127
Gross Income per SqFt	\$22.72	\$23.00	\$20.47
Full Market Value	\$1,690,001	\$527,000	\$454,000
Market Value per SqFt	\$94.00	\$48.80	\$43.40
Distance from Condominium in miles		2.05	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00899-7501	3-00958-0007	3-00928-0013
Condominium Section	2177-R1		
Address	708 6 AVENUE	586 PRESIDENT STREET	564 PACIFIC STREET
Neighborhood	SUNSET PARK	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	15	25	45
Year Built	2008	2002	1920
Gross SqFt	24,043	30,000	35,700
Estimated Gross Income	\$450,000	\$988,525	\$642,238
Gross Income per SqFt	\$18.72	\$33.00	\$17.99
Full Market Value	\$1,679,997	\$4,600,000	\$2,400,000
Market Value per SqFt	\$70.00	\$153.00	\$67.00
Distance from Condominium in miles		1.25	1.80

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7501	3-00817-0001	3-00922-0006
Condominium Section	1864-R1		
Address	320 23 STREET	5319 6 AVENUE	4109 7 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	2006	1911	1915
Gross SqFt	12,950	10,460	13,188
Estimated Gross Income	\$278,166	\$214,127	\$330,825
Gross Income per SqFt	\$21.48	\$20.47	\$25.10
Full Market Value	\$1,290,006	\$454,000	\$1,370,000
Market Value per SqFt	\$100.00	\$43.40	\$104.00
Distance from Condominium in miles		1.55	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7502	3-00817-0001	3-00922-0006
Condominium Section	1830-R1		
Address	313 23 STREET	5319 6 AVENUE	4109 7 AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	2006	1911	1915
Gross SqFt	12,930	10,460	13,188
Estimated Gross Income	\$277,736	\$214,127	\$330,825
Gross Income per SqFt	\$21.48	\$20.47	\$25.10
Full Market Value	\$1,209,998	\$454,000	\$1,370,000
Market Value per SqFt	\$94.00	\$43.40	\$104.00
Distance from Condominium in miles		1.55	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00915-7501	3-01063-0021	3-01067-0007
Condominium Section	1156-R1		
Address	755 40 STREET	206 BERKELEY PLACE	820 PRESIDENT STREET
Neighborhood	SUNSET PARK	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	12	24	20
Year Built	2002	1920	1920
Gross SqFt	10,194	11,754	16,470
Estimated Gross Income	\$194,400	\$338,457	\$640,660
Gross Income per SqFt	\$19.07	\$28.80	\$38.90
Full Market Value	\$727,001	\$1,400,000	\$3,150,000
Market Value per SqFt	\$71.00	\$119.00	\$191.00
Distance from Condominium in miles		2.25	2.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00923-7501	3-01029-0008	3-01105-0040
Condominium Section	1942-R1		
Address	873 42 STREET	501 5 AVENUE	208 PROSPECT PARK WEST
Neighborhood	BOROUGH PARK	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	16	11	16
Year Built	1930	1920	1921
Gross SqFt	13,180	11,254	9,208
Estimated Gross Income	\$278,400	\$259,560	\$250,150
Gross Income per SqFt	\$21.12	\$23.06	\$27.20
Full Market Value	\$1,595,004	\$1,080,000	\$1,040,000
Market Value per SqFt	\$121.00	\$96.00	\$113.00
Distance from Condominium in miles		1.60	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00925-7501	3-00925-0019	3-00742-0046
Condominium Section	188-R1		
Address	831 43 STREET	832 42 STREET	873 45 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C4-WALK-UP
Total Units	16	20	20
Year Built	1987	1920	1927
Gross SqFt	9,903	14,116	20,642
Estimated Gross Income	\$174,391	\$269,969	\$376,873
Gross Income per SqFt	\$17.61	\$19.13	\$18.26
Full Market Value	\$992,000	\$572,000	\$1,410,000
Market Value per SqFt	\$100.00	\$40.50	\$68.00
Distance from Condominium in miles		0.00	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00928-7503	3-00945-0019	3-00965-0071
Condominium Section	1290-R1		
Address	393 DEAN STREET	96 STERLING PLACE	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	25	32
Year Built	2004	1920	1920
Gross SqFt	21,829	18,020	23,800
Estimated Gross Income	\$485,040	\$534,641	\$561,529
Gross Income per SqFt	\$22.22	\$29.70	\$23.59
Full Market Value	\$2,110,000	\$2,490,000	\$2,330,000
Market Value per SqFt	\$97.00	\$138.00	\$98.00
Distance from Condominium in miles		0.40	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00937-7501	3-01178-0072	3-01178-0075
Condominium Section	97-R1		
Address	99 4 AVENUE	511 LINCOLN PLACE	505 LINCOLN PLACE
Neighborhood	PARK SLOPE	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	24	30
Year Built	1986	1912	1920
Gross SqFt	20,750	21,920	25,556
Estimated Gross Income	\$374,400	\$393,328	\$449,518
Gross Income per SqFt	\$18.04	\$17.94	\$17.59
Full Market Value	\$1,480,000	\$1,470,000	\$1,680,000
Market Value per SqFt	\$71.00	\$67.00	\$66.00
Distance from Condominium in miles		1.20	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00939-7502	3-00958-0007	3-01156-0090
Condominium Section	1651-R1		
Address	145 PARK PLACE	586 PRESIDENT STREET	464 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	47	25	83
Year Built	1925	2002	1930
Gross SqFt	68,505	30,000	44,730
Estimated Gross Income	\$1,681,112	\$988,525	\$1,690,765
Gross Income per SqFt	\$24.54	\$33.00	\$37.80
Full Market Value	\$6,960,000	\$4,600,000	\$7,880,000
Market Value per SqFt	\$102.00	\$153.00	\$176.00
Distance from Condominium in miles		0.45	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00941-7501	3-01078-0016	3-01081-0043
Condominium Section	64-R1		
Address	1113 5 AVENUE	530 2 STREET	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	47	40
Year Built	1922	1920	1920
Gross SqFt	39,656	39,261	41,113
Estimated Gross Income	\$604,800	\$599,874	\$839,954
Gross Income per SqFt	\$15.25	\$15.28	\$20.43
Full Market Value	\$2,259,997	\$2,030,000	\$3,140,000
Market Value per SqFt	\$57.00	\$52.00	\$76.00
Distance from Condominium in miles		0.60	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00942-7503	3-00958-0007	3-01093-0038
Condominium Section	2076-R1		
Address	133 STERLING PLACE	586 PRESIDENT STREET	150 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	22	25	30
Year Built	0	2002	1921
Gross SqFt	35,741	30,000	35,298
Estimated Gross Income	\$818,111	\$988,525	\$891,236
Gross Income per SqFt	\$22.89	\$33.00	\$25.20
Full Market Value	\$3,389,999	\$4,600,000	\$3,690,000
Market Value per SqFt	\$95.00	\$153.00	\$105.00
Distance from Condominium in miles		0.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00945-7501	3-01093-0038	3-00958-0007
Condominium Section	398-R1		
Address	100 STERLING PLACE	150 PROSPECT PARK WEST	586 PRESIDENT STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	30	25
Year Built	0	1921	2002
Gross SqFt	38,430	35,298	30,000
Estimated Gross Income	\$772,827	\$891,236	\$988,525
Gross Income per SqFt	\$20.11	\$25.20	\$33.00
Full Market Value	\$2,890,000	\$3,690,000	\$4,600,000
Market Value per SqFt	\$75.00	\$105.00	\$153.00
Distance from Condominium in miles		0.85	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00945-7503	3-00822-0041	3-00839-0066
Condominium Section	2651-R1		
Address	122 STERLING PLACE	5422 4 AVENUE	423 57 STREET
Neighborhood	PARK SLOPE	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	21	16
Year Built	1920	1913	1914
Gross SqFt	14,834	17,057	16,644
Estimated Gross Income	\$0	\$145,960	\$140,679
Gross Income per SqFt	\$0.00	\$8.56	\$8.45
Full Market Value	\$490,199	\$309,000	\$298,000
Market Value per SqFt	\$33.00	\$18.12	\$17.90
Distance from Condominium in miles		3.10	3.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00945-7504	3-01985-0036	3-05125-0077
Condominium Section	2652-R1		
Address	118 STERLING PLACE	256 GATES AVENUE	2105 BEVERLY ROAD
Neighborhood	PARK SLOPE	BEDFORD STUYVESANT	FLATBUSH-CENTRAL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1920	1931	1911
Gross SqFt	14,835	14,600	14,000
Estimated Gross Income	\$0	\$174,320	\$166,914
Gross Income per SqFt	\$0.00	\$11.94	\$11.92
Full Market Value	\$417,397	\$490,000	\$397,000
Market Value per SqFt	\$28.10	\$33.60	\$28.40
Distance from Condominium in miles		1.05	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00945-7505	3-00923-0054	3-01173-0070
Condominium Section	2653-R1		
Address	126 STERLING PLACE	855 42 STREET	399 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	BOROUGH PARK	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	16
Year Built	1912	1914	1911
Gross SqFt	16,104	14,456	14,348
Estimated Gross Income	\$0	\$169,623	\$166,416
Gross Income per SqFt	\$0.00	\$11.73	\$11.60
Full Market Value	\$495,984	\$477,000	\$468,000
Market Value per SqFt	\$30.80	\$33.00	\$32.60
Distance from Condominium in miles		2.50	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00947-7501	3-00993-0015	3-00999-0038
Condominium Section	750-R1		
Address	47 LINCOLN PLACE	288 6 STREET	400 6 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	19	17
Year Built	0	1929	1905
Gross SqFt	13,731	12,176	10,760
Estimated Gross Income	\$239,469	\$218,694	\$230,135
Gross Income per SqFt	\$17.44	\$17.96	\$21.39
Full Market Value	\$948,001	\$818,000	\$953,000
Market Value per SqFt	\$69.00	\$67.00	\$89.00
Distance from Condominium in miles		0.60	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00949-7502	3-01156-0015	3-01081-0043
Condominium Section	1119-R1		
Address	675 SACKETT STREET	480 ST MARK'S AVENUE	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	38	70	40
Year Built	0	1930	1920
Gross SqFt	49,768	42,562	41,113
Estimated Gross Income	\$1,060,200	\$1,085,153	\$839,954
Gross Income per SqFt	\$21.30	\$25.50	\$20.43
Full Market Value	\$4,390,008	\$4,490,000	\$3,140,000
Market Value per SqFt	\$88.00	\$105.00	\$76.00
Distance from Condominium in miles		1.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00951-7501	3-00951-0045	3-00963-0090
Condominium Section	34-R1		
Address	64 7 AVENUE	66 7 AVENUE	155 GARFIELD PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	16	16
Year Built	1931	1920	1920
Gross SqFt	9,102	9,975	8,550
Estimated Gross Income	\$158,738	\$241,007	\$174,422
Gross Income per SqFt	\$17.44	\$24.16	\$20.40
Full Market Value	\$628,002	\$998,000	\$652,000
Market Value per SqFt	\$69.00	\$100.00	\$76.00
Distance from Condominium in miles		0.00	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00952-7505	3-01063-0021	3-01091-0040
Condominium Section	2396-R1		
Address	712 SACKETT STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	24	18
Year Built	2001	1920	1931
Gross SqFt	14,976	11,754	20,562
Estimated Gross Income	\$313,320	\$338,457	\$453,152
Gross Income per SqFt	\$20.92	\$28.80	\$22.04
Full Market Value	\$1,300,000	\$1,400,000	\$1,880,000
Market Value per SqFt	\$87.00	\$119.00	\$91.00
Distance from Condominium in miles		0.45	0.85

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00955-7502	3-00965-0071	3-00965-0032
Condominium Section	268-R1		
Address	630 UNION STREET	325 1 STREET	118 GARFIELD PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	39
Year Built	1915	1920	1925
Gross SqFt	20,202	23,800	27,024
Estimated Gross Income	\$352,322	\$561,529	\$501,566
Gross Income per SqFt	\$17.44	\$23.59	\$18.56
Full Market Value	\$1,389,990	\$2,330,000	\$1,880,000
Market Value per SqFt	\$69.00	\$98.00	\$70.00
Distance from Condominium in miles		0.20	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00958-7501	3-01063-0021	3-01091-0040
Condominium Section	1134-R1		
Address	569 CARROLL STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	18	24	18
Year Built	2003	1920	1931
Gross SqFt	15,740	11,754	20,562
Estimated Gross Income	\$336,403	\$338,457	\$453,152
Gross Income per SqFt	\$21.37	\$28.80	\$22.04
Full Market Value	\$1,390,000	\$1,400,000	\$1,880,000
Market Value per SqFt	\$88.00	\$119.00	\$91.00
Distance from Condominium in miles		0.45	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00964-7502	3-01042-0059	3-01091-0040
Condominium Section	2427-R1		
Address	255 1 STREET	257 15 STREET	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	24	18
Year Built	0	2002	1931
Gross SqFt	40,038	21,056	20,562
Estimated Gross Income	\$768,000	\$346,855	\$453,152
Gross Income per SqFt	\$19.18	\$16.47	\$22.04
Full Market Value	\$2,870,001	\$1,170,000	\$1,880,000
Market Value per SqFt	\$72.00	\$56.00	\$91.00
Distance from Condominium in miles		0.70	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00966-7501	3-00936-0008	3-00965-0071
Condominium Section	83-R1		
Address	190 GARFIELD PLACE	76 ST MARK'S AVENUE	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	40	16	32
Year Built	1930	1920	1920
Gross SqFt	36,669	21,600	23,800
Estimated Gross Income	\$731,208	\$500,806	\$561,529
Gross Income per SqFt	\$19.94	\$23.19	\$23.59
Full Market Value	\$3,170,002	\$2,070,000	\$2,330,000
Market Value per SqFt	\$86.00	\$96.00	\$98.00
Distance from Condominium in miles		0.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00969-7503	3-01093-0038	3-01091-0040
Condominium Section	2149-R1		
Address	309 2 STREET	150 PROSPECT PARK WEST	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	30	18
Year Built	2008	1921	1931
Gross SqFt	23,222	35,298	20,562
Estimated Gross Income	\$478,800	\$891,236	\$453,152
Gross Income per SqFt	\$20.62	\$25.20	\$22.04
Full Market Value	\$1,789,999	\$3,690,000	\$1,880,000
Market Value per SqFt	\$77.00	\$105.00	\$91.00
Distance from Condominium in miles		0.70	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7501	3-01093-0038	3-01081-0043
Condominium Section	847-R1		
Address	330 2 STREET	150 PROSPECT PARK WEST	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	36	30	40
Year Built	0	1921	1920
Gross SqFt	48,738	35,298	41,113
Estimated Gross Income	\$1,041,531	\$891,236	\$839,954
Gross Income per SqFt	\$21.37	\$25.20	\$20.43
Full Market Value	\$4,309,998	\$3,690,000	\$3,140,000
Market Value per SqFt	\$88.00	\$105.00	\$76.00
Distance from Condominium in miles		0.70	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7502	3-01924-0036	3-01909-0011
Condominium Section	1213-R1		
Address	306 2 STREET	226 TAAFFE PLACE	139 EMERSON PLACE
Neighborhood	PARK SLOPE	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	46	110	50
Year Built	2004	1935	1946
Gross SqFt	94,982	130,000	45,670
Estimated Gross Income	\$1,656,486	\$2,982,618	\$891,813
Gross Income per SqFt	\$17.44	\$22.94	\$19.53
Full Market Value	\$6,559,997	\$12,400,000	\$3,330,000
Market Value per SqFt	\$69.00	\$95.00	\$73.00
Distance from Condominium in miles		1.75	1.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7503	3-01093-0038	3-00958-0007
Condominium Section	1288-R1		
Address	354 2 STREET	150 PROSPECT PARK WEST	586 PRESIDENT STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	30	30	25
Year Built	0	1921	2002
Gross SqFt	30,802	35,298	30,000
Estimated Gross Income	\$756,000	\$891,236	\$988,525
Gross Income per SqFt	\$24.54	\$25.20	\$33.00
Full Market Value	\$3,129,996	\$3,690,000	\$4,600,000
Market Value per SqFt	\$102.00	\$105.00	\$153.00
Distance from Condominium in miles		0.70	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7504	3-01081-0043	3-01093-0038
Condominium Section	2058-R1		
Address	302 2 STREET	78 PROSPECT PARK WEST	150 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	40	30
Year Built	0	1920	1921
Gross SqFt	54,122	41,113	35,298
Estimated Gross Income	\$1,195,440	\$839,954	\$891,236
Gross Income per SqFt	\$22.09	\$20.43	\$25.20
Full Market Value	\$4,949,997	\$3,140,000	\$3,690,000
Market Value per SqFt	\$91.00	\$76.00	\$105.00
Distance from Condominium in miles		0.60	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00981-7501	3-01149-0018	3-01109-0001
Condominium Section	2027-R1		
Address	343 4 AVENUE	880 BERGEN STREET	1601 8 AVENUE
Neighborhood	PARK SLOPE	CROWN HEIGHTS	PARK SLOPE SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	113	122	201
Year Built	2006	2005	1980
Gross SqFt	115,310	144,493	146,770
Estimated Gross Income	\$2,440,800	\$2,707,032	\$3,025,869
Gross Income per SqFt	\$21.17	\$18.73	\$20.62
Full Market Value	\$10,800,001	\$10,100,000	\$6,410,000
Market Value per SqFt	\$94.00	\$70.00	\$43.70
Distance from Condominium in miles		1.50	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00992-7501	3-01081-0043	3-01093-0038
Condominium Section	2383-R1		
Address	251 7 STREET	78 PROSPECT PARK WEST	150 PROSPECT PARK WEST
Neighborhood	GOWANUS	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	60	40	30
Year Built	2009	1920	1921
Gross SqFt	51,102	41,113	35,298
Estimated Gross Income	\$1,086,939	\$839,954	\$891,236
Gross Income per SqFt	\$21.27	\$20.43	\$25.20
Full Market Value	\$4,500,169	\$3,140,000	\$3,690,000
Market Value per SqFt	\$88.00	\$76.00	\$105.00
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00998-7503	3-00936-0008	3-00965-0071
Condominium Section	1553-R1		
Address	267 8 STREET	76 ST MARK'S AVENUE	325 1 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	16	16	32
Year Built	2004	1920	1920
Gross SqFt	21,599	21,600	23,800
Estimated Gross Income	\$470,400	\$500,806	\$561,529
Gross Income per SqFt	\$21.78	\$23.19	\$23.59
Full Market Value	\$2,040,000	\$2,070,000	\$2,330,000
Market Value per SqFt	\$94.00	\$96.00	\$98.00
Distance from Condominium in miles		0.90	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01005-7501	3-01091-0040	3-01042-0059
Condominium Section	300-R1		
Address	300 8 STREET	136 PROSPECT PARK WEST	257 15 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	19	18	24
Year Built	1914	1931	2002
Gross SqFt	15,637	20,562	21,056
Estimated Gross Income	\$233,700	\$453,152	\$346,855
Gross Income per SqFt	\$14.95	\$22.04	\$16.47
Full Market Value	\$790,002	\$1,880,000	\$1,170,000
Market Value per SqFt	\$51.00	\$91.00	\$56.00
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01005-7502	3-01093-0038	3-01065-0027
Condominium Section	599-R1		
Address	357 9 STREET	150 PROSPECT PARK WEST	862 UNION STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	131	30	49
Year Built	1920	1921	1920
Gross SqFt	37,880	35,298	35,310
Estimated Gross Income	\$792,070	\$891,236	\$655,910
Gross Income per SqFt	\$20.91	\$25.20	\$18.58
Full Market Value	\$3,120,000	\$3,690,000	\$2,450,000
Market Value per SqFt	\$82.00	\$105.00	\$69.00
Distance from Condominium in miles		0.45	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01023-7501	3-01063-0021	3-01091-0040
Condominium Section	405-R1		
Address	340 11 STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	24	18
Year Built	1991	1920	1931
Gross SqFt	21,200	11,754	20,562
Estimated Gross Income	\$474,456	\$338,457	\$453,152
Gross Income per SqFt	\$22.38	\$28.80	\$22.04
Full Market Value	\$2,060,001	\$1,400,000	\$1,880,000
Market Value per SqFt	\$97.00	\$119.00	\$91.00
Distance from Condominium in miles		0.80	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01041-7501	3-01089-0001	3-01028-0066
Condominium Section	1052-R1		
Address	544 5 AVENUE	719 8 AVENUE	227 13 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	32	25
Year Built	1925	1905	1914
Gross SqFt	56,353	31,468	23,500
Estimated Gross Income	\$831,600	\$723,379	\$519,061
Gross Income per SqFt	\$14.76	\$22.99	\$22.09
Full Market Value	\$3,290,000	\$3,000,000	\$2,150,000
Market Value per SqFt	\$58.00	\$95.00	\$91.00
Distance from Condominium in miles		0.70	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01042-7501	3-01091-0040	3-01093-0038
Condominium Section	1492-R1		
Address	231 15 STREET	136 PROSPECT PARK WEST	150 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	18	30
Year Built	1931	1931	1921
Gross SqFt	22,618	20,562	35,298
Estimated Gross Income	\$481,989	\$453,152	\$891,236
Gross Income per SqFt	\$21.31	\$22.04	\$25.20
Full Market Value	\$2,089,999	\$1,880,000	\$3,690,000
Market Value per SqFt	\$92.00	\$91.00	\$105.00
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01048-7501	3-01097-0034	3-01093-0001
Condominium Section	1216-R1		
Address	249 16 STREET	624 11 STREET	911 8 AVENUE
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	2003	1920	1920
Gross SqFt	19,350	14,328	12,160
Estimated Gross Income	\$418,541	\$333,051	\$267,836
Gross Income per SqFt	\$21.63	\$23.24	\$22.03
Full Market Value	\$1,819,996	\$1,380,000	\$1,110,000
Market Value per SqFt	\$94.00	\$96.00	\$91.00
Distance from Condominium in miles		0.50	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01049-7501	3-00928-0013	3-01065-0027
Condominium Section	2241-R1		
Address	315 16 STREET	564 PACIFIC STREET	862 UNION STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	45	49
Year Built	2008	1920	1920
Gross SqFt	25,216	35,700	35,310
Estimated Gross Income	\$453,635	\$642,238	\$655,910
Gross Income per SqFt	\$17.99	\$17.99	\$18.58
Full Market Value	\$2,514,986	\$2,400,000	\$2,450,000
Market Value per SqFt	\$100.00	\$67.00	\$69.00
Distance from Condominium in miles		1.40	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01052-7501	3-01079-0040	3-01081-0043
Condominium Section	2070-R1		
Address	162 16 STREET	70 PROSPECT PARK WEST	78 PROSPECT PARK WEST
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	45	30	40
Year Built	2005	1920	1920
Gross SqFt	54,488	36,636	41,113
Estimated Gross Income	\$989,502	\$623,465	\$839,954
Gross Income per SqFt	\$18.16	\$17.02	\$20.43
Full Market Value	\$3,920,001	\$2,330,000	\$3,140,000
Market Value per SqFt	\$72.00	\$64.00	\$76.00
Distance from Condominium in miles		0.90	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01053-7501	3-01065-0027	3-00928-0013
Condominium Section	1128-R1		
Address	279 PROSPECT AVENUE	862 UNION STREET	564 PACIFIC STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	20	49	45
Year Built	0	1920	1920
Gross SqFt	43,348	35,310	35,700
Estimated Gross Income	\$672,000	\$655,910	\$642,238
Gross Income per SqFt	\$15.50	\$18.58	\$17.99
Full Market Value	\$2,659,999	\$2,450,000	\$2,400,000
Market Value per SqFt	\$61.00	\$69.00	\$67.00
Distance from Condominium in miles		1.00	1.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-7501	3-01093-0001	3-00993-0015
Condominium Section	90-R1		
Address	180 STERLING PLACE	911 8 AVENUE	288 6 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	19
Year Built	1915	1920	1929
Gross SqFt	11,732	12,160	12,176
Estimated Gross Income	\$204,606	\$267,836	\$218,694
Gross Income per SqFt	\$17.44	\$22.03	\$17.96
Full Market Value	\$810,000	\$1,110,000	\$818,000
Market Value per SqFt	\$69.00	\$91.00	\$67.00
Distance from Condominium in miles		0.85	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-7501	3-01081-0043	3-01156-0015
Condominium Section	1114-R1		
Address	937 UNION STREET	78 PROSPECT PARK WEST	480 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D5-ELEVATOR
Total Units	22	40	70
Year Built	2003	1920	1930
Gross SqFt	49,210	41,113	42,562
Estimated Gross Income	\$1,033,000	\$839,954	\$1,085,153
Gross Income per SqFt	\$20.99	\$20.43	\$25.50
Full Market Value	\$4,280,000	\$3,140,000	\$4,490,000
Market Value per SqFt	\$87.00	\$76.00	\$105.00
Distance from Condominium in miles		0.40	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-7501	3-01093-0001	3-01089-0015
Condominium Section	1597-R1		
Address	570 7 STREET	911 8 AVENUE	558 7 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1900	1920	1905
Gross SqFt	10,911	12,160	10,636
Estimated Gross Income	\$216,000	\$267,836	\$265,342
Gross Income per SqFt	\$19.80	\$22.03	\$24.95
Full Market Value	\$937,998	\$1,110,000	\$1,100,000
Market Value per SqFt	\$86.00	\$91.00	\$103.00
Distance from Condominium in miles		0.10	0.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01093-7501	3-00965-0071	3-01028-0066
Condominium Section	928-R1		
Address	145 PROSPECT PARK WEST	325 1 STREET	227 13 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	27	32	25
Year Built	2002	1920	1914
Gross SqFt	23,280	23,800	23,500
Estimated Gross Income	\$499,123	\$561,529	\$519,061
Gross Income per SqFt	\$21.44	\$23.59	\$22.09
Full Market Value	\$2,169,998	\$2,330,000	\$2,150,000
Market Value per SqFt	\$93.00	\$98.00	\$91.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7501	3-00993-0015	3-00999-0038
Condominium Section	85-R1		
Address	632 11 STREET	288 6 STREET	400 6 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	19	17
Year Built	1921	1929	1905
Gross SqFt	13,352	12,176	10,760
Estimated Gross Income	\$232,858	\$218,694	\$230,135
Gross Income per SqFt	\$17.44	\$17.96	\$21.39
Full Market Value	\$921,999	\$818,000	\$953,000
Market Value per SqFt	\$69.00	\$67.00	\$89.00
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7502	3-01029-0008	3-00936-0008
Condominium Section	722-R1		
Address	163 PROSPECT PARK WEST	501 5 AVENUE	76 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	42	11	16
Year Built	1999	1920	1920
Gross SqFt	27,200	11,254	21,600
Estimated Gross Income	\$612,272	\$259,560	\$500,806
Gross Income per SqFt	\$22.51	\$23.06	\$23.19
Full Market Value	\$2,660,005	\$1,080,000	\$2,070,000
Market Value per SqFt	\$98.00	\$96.00	\$96.00
Distance from Condominium in miles		0.45	1.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7509	3-01081-0043	3-01093-0038
Condominium Section	752-R1		
Address	438 12 STREET	78 PROSPECT PARK WEST	150 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	34	40	30
Year Built	1999	1920	1921
Gross SqFt	56,518	41,113	35,298
Estimated Gross Income	\$1,050,600	\$839,954	\$891,236
Gross Income per SqFt	\$18.59	\$20.43	\$25.20
Full Market Value	\$3,929,997	\$3,140,000	\$3,690,000
Market Value per SqFt	\$70.00	\$76.00	\$105.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7510	3-01173-0001	3-01179-0037
Condominium Section	843-R1		
Address	444 12 STREET	203 UNDERHILL AVENUE	364 LINCOLN PLACE
Neighborhood	PARK SLOPE	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	37	72	54
Year Built	1920	1912	1927
Gross SqFt	58,100	67,680	51,288
Estimated Gross Income	\$799,200	\$902,404	\$691,114
Gross Income per SqFt	\$13.76	\$13.33	\$13.48
Full Market Value	\$2,490,001	\$2,810,000	\$2,150,000
Market Value per SqFt	\$42.90	\$41.50	\$41.90
Distance from Condominium in miles		1.15	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01100-7501	3-01029-0008	3-00936-0008
Condominium Section	1718-R1		
Address	425 14 STREET	501 5 AVENUE	76 ST MARK'S AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	29	11	16
Year Built	1910	1920	1920
Gross SqFt	23,868	11,254	21,600
Estimated Gross Income	\$537,268	\$259,560	\$500,806
Gross Income per SqFt	\$22.51	\$23.06	\$23.19
Full Market Value	\$2,329,998	\$1,080,000	\$2,070,000
Market Value per SqFt	\$98.00	\$96.00	\$96.00
Distance from Condominium in miles		0.30	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01102-7505	3-01063-0021	3-01091-0040
Condominium Section	1109-R1		
Address	392 14 STREET	206 BERKELEY PLACE	136 PROSPECT PARK WEST
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	24	24	18
Year Built	2001	1920	1931
Gross SqFt	13,057	11,754	20,562
Estimated Gross Income	\$277,920	\$338,457	\$453,152
Gross Income per SqFt	\$21.29	\$28.80	\$22.04
Full Market Value	\$1,150,005	\$1,400,000	\$1,880,000
Market Value per SqFt	\$88.00	\$119.00	\$91.00
Distance from Condominium in miles		0.90	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-7501	3-01029-0015	3-01041-0011
Condominium Section	439-R1		
Address	1405 8 AVENUE	300 12 STREET	204 14 STREET
Neighborhood	PARK SLOPE	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	20
Year Built	0	1925	1915
Gross SqFt	11,800	14,284	15,140
Estimated Gross Income	\$258,302	\$322,839	\$334,179
Gross Income per SqFt	\$21.89	\$22.60	\$22.07
Full Market Value	\$1,120,001	\$1,340,000	\$1,380,000
Market Value per SqFt	\$95.00	\$94.00	\$91.00
Distance from Condominium in miles		0.45	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7503	3-01087-0023	3-01089-0015
Condominium Section	305-R1		
Address	441 7 AVENUE	598 6 STREET	558 7 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	11	12	16
Year Built	0	1920	1905
Gross SqFt	7,770	8,728	10,636
Estimated Gross Income	\$184,071	\$222,480	\$265,342
Gross Income per SqFt	\$23.69	\$25.50	\$24.95
Full Market Value	\$799,001	\$922,000	\$1,100,000
Market Value per SqFt	\$103.00	\$106.00	\$103.00
Distance from Condominium in miles		0.45	0.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7504	3-00965-0071	3-00628-0063
Condominium Section	1229-R1		
Address	372 15 STREET	325 1 STREET	203 17 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE	PARK SLOPE SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	29
Year Built	2004	1920	1920
Gross SqFt	34,417	23,800	18,960
Estimated Gross Income	\$720,000	\$561,529	\$501,725
Gross Income per SqFt	\$20.92	\$23.59	\$26.50
Full Market Value	\$3,130,000	\$2,330,000	\$2,080,000
Market Value per SqFt	\$91.00	\$98.00	\$110.00
Distance from Condominium in miles		0.80	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7505	3-01105-0033	3-01097-0034
Condominium Section	1969-R1		
Address	359 16 STREET	466 15 STREET	624 11 STREET
Neighborhood	PARK SLOPE SOUTH	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	2006	1905	1920
Gross SqFt	13,550	10,400	14,328
Estimated Gross Income	\$272,152	\$259,456	\$333,051
Gross Income per SqFt	\$20.09	\$24.95	\$23.24
Full Market Value	\$1,180,001	\$1,070,000	\$1,380,000
Market Value per SqFt	\$87.00	\$103.00	\$96.00
Distance from Condominium in miles		0.15	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01124-7501	3-05942-0007	3-06034-0070
Condominium Section	967-R1		
Address	579 WASHINGTON AVENUE	7501 5 AVENUE	333 86 STREET
Neighborhood	CROWN HEIGHTS	BAY RIDGE	BAY RIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	49
Year Built	0	1930	1925
Gross SqFt	14,269	20,630	43,900
Estimated Gross Income	\$0	\$695,261	\$383,010
Gross Income per SqFt	\$0.00	\$33.70	\$8.72
Full Market Value	\$2,191,000	\$3,240,000	\$812,000
Market Value per SqFt	\$154.00	\$157.00	\$18.50
Distance from Condominium in miles		4.75	5.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01124-7502	3-01091-0040	3-01932-0022
Condominium Section	1930-R1		
Address	925 PACIFIC STREET	136 PROSPECT PARK WEST	309 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	PARK SLOPE	CLINTON HILL
Building Classification	R2-WALK-UP	D1-ELEVATOR	D2-ELEVATOR
Total Units	15	18	35
Year Built	2005	1931	1905
Gross SqFt	16,004	20,562	19,291
Estimated Gross Income	\$368,092	\$453,152	\$474,554
Gross Income per SqFt	\$23.00	\$22.04	\$24.60
Full Market Value	\$1,600,000	\$1,880,000	\$1,970,000
Market Value per SqFt	\$100.00	\$91.00	\$102.00
Distance from Condominium in miles		1.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7501	3-01131-0003	3-01173-0076
Condominium Section	851-R1		
Address	24 6 AVENUE	41 UNDERHILL AVENUE	383 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	22	12	16
Year Built	1940	1931	1912
Gross SqFt	36,666	7,237	14,996
Estimated Gross Income	\$769,986	\$162,517	\$336,540
Gross Income per SqFt	\$21.00	\$22.46	\$22.44
Full Market Value	\$3,339,999	\$673,000	\$1,390,000
Market Value per SqFt	\$91.00	\$93.00	\$93.00
Distance from Condominium in miles		0.60	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7502	3-01153-0010	
Condominium Section	1017-R1		
Address	636 PACIFIC STREET	93 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	31	35	
Year Built	1926	1930	
Gross SqFt	38,701	32,835	
Estimated Gross Income	\$0	\$563,678	
Gross Income per SqFt	\$0.00	\$17.17	
Full Market Value	\$2,600,003	\$2,110,000	
Market Value per SqFt	\$67.00	\$64.00	
Distance from Condominium in miles		0.65	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01128-7501	3-01156-0080	3-01221-0053
Condominium Section	922-R1		
Address	700 PACIFIC STREET	545 PROSPECT PLACE	805 ST MARK'S AVENUE
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	168	150	200
Year Built	2002	1930	1925
Gross SqFt	230,680	172,800	171,993
Estimated Gross Income	\$2,472,890	\$3,002,079	\$1,675,785
Gross Income per SqFt	\$10.72	\$17.37	\$9.74
Full Market Value	\$7,680,011	\$11,200,000	\$3,990,000
Market Value per SqFt	\$33.30	\$65.00	\$23.20
Distance from Condominium in miles		0.85	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01131-7501	3-01153-0010	3-00454-0013
Condominium Section	1656-R1		
Address	35 UNDERHILL AVENUE	93 UNDERHILL AVENUE	291 3 AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	GOWANUS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	39	35	11
Year Built	2005	1930	1920
Gross SqFt	72,356	32,835	8,181
Estimated Gross Income	\$1,447,120	\$563,678	\$197,969
Gross Income per SqFt	\$20.00	\$17.17	\$24.20
Full Market Value	\$6,279,999	\$2,110,000	\$820,000
Market Value per SqFt	\$87.00	\$64.00	\$100.00
Distance from Condominium in miles		0.20	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01137-7501	3-01160-0032	
Condominium Section	1321-R1		
Address	618 DEAN STREET	382 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	21	24	
Year Built	1930	1931	
Gross SqFt	33,120	17,116	
Estimated Gross Income	\$732,946	\$378,793	
Gross Income per SqFt	\$22.13	\$22.13	
Full Market Value	\$3,180,002	\$1,570,000	
Market Value per SqFt	\$96.00	\$92.00	
Distance from Condominium in miles		0.35	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01145-7502	3-01131-0003	3-00774-0059
Condominium Section	2399-R1		
Address	662 BERGEN STREET	41 UNDERHILL AVENUE	441 49 STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	12	16
Year Built	2007	1931	1914
Gross SqFt	25,671	7,237	11,200
Estimated Gross Income	\$564,762	\$162,517	\$210,605
Gross Income per SqFt	\$22.00	\$22.46	\$18.80
Full Market Value	\$2,340,000	\$673,000	\$447,000
Market Value per SqFt	\$91.00	\$93.00	\$39.90
Distance from Condominium in miles		0.15	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01147-7501	3-03261-0020	3-03395-0014
Condominium Section	1940-R1		
Address	649 WASHINGTON AVENUE	420 STOCKHOLM STREET	1060 HANCOCK STREET
Neighborhood	CROWN HEIGHTS	WYCKOFF HEIGHTS	BUSHWICK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	35	27
Year Built	2007	1931	1916
Gross SqFt	33,710	28,800	24,030
Estimated Gross Income	\$320,582	\$286,652	\$217,991
Gross Income per SqFt	\$9.51	\$9.95	\$9.07
Full Market Value	\$913,998	\$608,000	\$518,000
Market Value per SqFt	\$27.10	\$21.11	\$21.56
Distance from Condominium in miles		3.10	2.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01154-7501	3-01148-0020	3-02145-0018
Condominium Section	1660-R1		
Address	364 ST MARK'S AVENUE	802 BERGEN STREET	440 BERRY STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	18	32	66
Year Built	2005	2001	1995
Gross SqFt	17,209	28,912	58,430
Estimated Gross Income	\$464,643	\$400,427	\$1,052,908
Gross Income per SqFt	\$27.00	\$13.85	\$18.02
Full Market Value	\$2,226,002	\$1,250,000	\$2,230,000
Market Value per SqFt	\$129.00	\$43.20	\$38.20
Distance from Condominium in miles		0.10	2.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-7502	3-01203-0001	3-01389-0016
Condominium Section	1531-R1		
Address	442 ST MARK'S AVENUE	55 BROOKLYN AVENUE	1226 LINCOLN PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	31
Year Built	1931	1915	1923
Gross SqFt	10,784	9,600	28,647
Estimated Gross Income	\$129,408	\$105,291	\$380,651
Gross Income per SqFt	\$12.00	\$10.97	\$13.29
Full Market Value	\$472,000	\$273,000	\$1,190,000
Market Value per SqFt	\$43.80	\$28.40	\$41.50
Distance from Condominium in miles		0.95	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01157-7501	3-01131-0003	
Condominium Section	200-R1		
Address	130 PROSPECT PLACE	41 UNDERHILL AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	12	12	
Year Built	1920	1931	
Gross SqFt	11,680	7,237	
Estimated Gross Income	\$262,334	\$162,517	
Gross Income per SqFt	\$22.46	\$22.46	
Full Market Value	\$1,139,000	\$673,000	
Market Value per SqFt	\$98.00	\$93.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01160-7501	3-01176-0015	3-01169-0009
Condominium Section	110-R1		
Address	330 PROSPECT PLACE	356 ST JOHN'S PLACE	381 FLATBUSH AVENUE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	51	40	50
Year Built	1931	1914	1924
Gross SqFt	40,755	35,592	35,700
Estimated Gross Income	\$611,325	\$469,756	\$584,734
Gross Income per SqFt	\$15.00	\$13.20	\$16.38
Full Market Value	\$2,229,999	\$1,460,000	\$1,980,000
Market Value per SqFt	\$55.00	\$41.00	\$55.00
Distance from Condominium in miles		0.20	0.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-7502	3-01146-0015	3-01146-0018
Condominium Section	1161-R1		
Address	222 PARK PLACE	720 BERGEN STREET	726 BERGEN STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	14	14
Year Built	0	1931	1985
Gross SqFt	24,639	4,120	4,120
Estimated Gross Income	\$739,170	\$145,699	\$152,855
Gross Income per SqFt	\$30.00	\$35.40	\$37.10
Full Market Value	\$3,559,999	\$679,000	\$712,000
Market Value per SqFt	\$144.00	\$165.00	\$173.00
Distance from Condominium in miles		0.35	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01167-7501	3-01190-0014	
Condominium Section	2311-R1		
Address	475 STERLING PLACE	12 CROWN STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	45	85	
Year Built	2006	1930	
Gross SqFt	50,018	94,596	
Estimated Gross Income	\$1,050,378	\$869,182	
Gross Income per SqFt	\$21.00	\$9.19	
Full Market Value	\$4,349,996	\$2,070,000	
Market Value per SqFt	\$87.00	\$21.88	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7501	3-01187-0066	3-01187-0064
Condominium Section	127-R1		
Address	44 BUTLER PLACE	991 PRESIDENT STREET	993 PRESIDENT STREET
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	60	33	30
Year Built	1925	1927	1926
Gross SqFt	67,038	25,152	20,960
Estimated Gross Income	\$737,418	\$286,799	\$270,995
Gross Income per SqFt	\$11.00	\$11.40	\$12.93
Full Market Value	\$2,289,994	\$743,000	\$844,000
Market Value per SqFt	\$34.20	\$29.50	\$40.30
Distance from Condominium in miles		0.55	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7502	3-00042-0018	3-01146-0015
Condominium Section	1500-R1		
Address	34 BUTLER PLACE	254 WATER STREET	720 BERGEN STREET
Neighborhood	PROSPECT HEIGHTS	DOWNTOWN-FULTON FERRY	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	D8-ELEVATOR	C1-WALK-UP
Total Units	48	26	14
Year Built	2005	2002	1931
Gross SqFt	32,139	28,358	4,120
Estimated Gross Income	\$803,475	\$614,007	\$145,699
Gross Income per SqFt	\$25.00	\$21.65	\$35.40
Full Market Value	\$3,489,999	\$2,540,000	\$679,000
Market Value per SqFt	\$109.00	\$90.00	\$165.00
Distance from Condominium in miles		2.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7503	3-01028-0024	3-01085-0037
Condominium Section	2458-R1		
Address	20 BUTLER PLACE	252 12 STREET	94 PROSPECT PARK WEST
Neighborhood	PROSPECT HEIGHTS	PARK SLOPE SOUTH	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	25	30
Year Built	1916	1923	1920
Gross SqFt	43,424	22,000	21,195
Estimated Gross Income	\$0	\$401,382	\$372,014
Gross Income per SqFt	\$0.00	\$18.24	\$17.55
Full Market Value	\$2,949,976	\$1,500,000	\$1,390,000
Market Value per SqFt	\$68.00	\$68.00	\$66.00
Distance from Condominium in miles		1.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-7501	3-00774-0059	3-01131-0003
Condominium Section	254-R1		
Address	286 ST JOHNS PLACE	441 49 STREET	41 UNDERHILL AVENUE
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	12
Year Built	1912	1914	1931
Gross SqFt	11,174	11,200	7,237
Estimated Gross Income	\$210,071	\$210,605	\$162,517
Gross Income per SqFt	\$18.80	\$18.80	\$22.46
Full Market Value	\$830,999	\$447,000	\$673,000
Market Value per SqFt	\$74.00	\$39.90	\$93.00
Distance from Condominium in miles		2.90	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-7501	3-01158-0021	
Condominium Section	245-R1		
Address	806 WASHINGTON AVENUE	180 PROSPECT PLACE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	14	16	
Year Built	1910	1931	
Gross SqFt	8,392	15,480	
Estimated Gross Income	\$145,937	\$269,262	
Gross Income per SqFt	\$17.39	\$17.39	
Full Market Value	\$1,514,000	\$1,010,000	
Market Value per SqFt	\$180.00	\$65.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-7502	3-01173-0072	3-07840-0027
Condominium Section	2649-R1		
Address	427 ST JOHN'S PLACE	395 ST JOHN'S PLACE	1602 EAST 43 STREET
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	FLATLANDS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	19
Year Built	1912	1911	1927
Gross SqFt	16,104	14,072	15,200
Estimated Gross Income	\$0	\$170,879	\$183,577
Gross Income per SqFt	\$0.00	\$12.14	\$12.08
Full Market Value	\$1,083,545	\$480,000	\$476,000
Market Value per SqFt	\$67.00	\$34.10	\$31.30
Distance from Condominium in miles		0.00	4.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-7503	3-00822-0041	3-00839-0066
Condominium Section	2650-R1		
Address	355 ST JOHN'S PLACE	5422 4 AVENUE	423 57 STREET
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	21	16
Year Built	1909	1913	1914
Gross SqFt	13,385	17,057	16,644
Estimated Gross Income	\$0	\$145,960	\$140,679
Gross Income per SqFt	\$0.00	\$8.56	\$8.45
Full Market Value	\$900,595	\$309,000	\$298,000
Market Value per SqFt	\$67.00	\$18.12	\$17.90
Distance from Condominium in miles		3.40	3.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01178-7501	3-01387-0042	
Condominium Section	1981-R1		
Address	524 ST JOHN'S PLACE	1656 ST JOHN'S PLACE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	13	18	
Year Built	2007	1905	
Gross SqFt	10,809	12,571	
Estimated Gross Income	\$165,270	\$179,513	
Gross Income per SqFt	\$15.29	\$14.28	
Full Market Value	\$653,997	\$607,000	
Market Value per SqFt	\$61.00	\$48.30	
Distance from Condominium in miles		1.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7501	3-01190-0001	3-01192-0085
Condominium Section	1031-R1		
Address	255 EASTERN PARKWAY	921 WASHINGTON AVENUE	1035 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	90	78	97
Year Built	1924	1928	1930
Gross SqFt	100,770	80,500	117,250
Estimated Gross Income	\$0	\$1,041,963	\$1,248,561
Gross Income per SqFt	\$0.00	\$12.94	\$10.65
Full Market Value	\$3,329,995	\$3,240,000	\$3,240,000
Market Value per SqFt	\$33.00	\$40.20	\$27.60
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7502	3-01192-0085	3-06115-0151
Condominium Section	1405-R1		
Address	225 EASTERN PARKWAY	1035 WASHINGTON AVENUE	125 95 STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	BAY RIDGE
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	56	97	14
Year Built	0	1930	2002
Gross SqFt	79,075	117,250	16,500
Estimated Gross Income	\$1,027,975	\$1,248,561	\$230,152
Gross Income per SqFt	\$13.00	\$10.65	\$13.95
Full Market Value	\$3,560,002	\$3,240,000	\$717,000
Market Value per SqFt	\$45.00	\$27.60	\$43.50
Distance from Condominium in miles		0.45	5.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01206-7501	3-01311-0038	
Condominium Section	241-R1		
Address	1206 PACIFIC STREET	658 MONTGOMERY STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	32	38	
Year Built	1915	1925	
Gross SqFt	30,455	43,200	
Estimated Gross Income	\$389,824	\$552,932	
Gross Income per SqFt	\$12.80	\$12.80	
Full Market Value	\$1,339,998	\$1,720,000	
Market Value per SqFt	\$44.00	\$39.80	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01219-7501	3-01281-0007	3-01281-0009
Condominium Section	864-R1		
Address	1062 BERGEN STREET	1593 BEDFORD AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	1900	1905	1905
Gross SqFt	13,680	13,200	13,200
Estimated Gross Income	\$241,042	\$232,529	\$232,529
Gross Income per SqFt	\$17.62	\$17.62	\$17.62
Full Market Value	\$954,000	\$869,000	\$869,000
Market Value per SqFt	\$70.00	\$66.00	\$66.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01232-7501	3-01185-0052	3-01187-0064
Condominium Section	353-R1		
Address	1443 BEDFORD AVENUE	1035 UNION STREET	993 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	14	19	30
Year Built	1989	1923	1926
Gross SqFt	15,495	18,768	20,960
Estimated Gross Income	\$178,812	\$190,411	\$270,995
Gross Income per SqFt	\$11.54	\$10.15	\$12.93
Full Market Value	\$616,998	\$453,000	\$844,000
Market Value per SqFt	\$39.80	\$24.14	\$40.30
Distance from Condominium in miles		0.40	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01241-7501	3-01187-0064	
Condominium Section	344-R1		
Address	910 PARK PLACE	993 PRESIDENT STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	23	30	
Year Built	0	1926	
Gross SqFt	19,247	20,960	
Estimated Gross Income	\$269,504	\$270,995	
Gross Income per SqFt	\$14.00	\$12.93	
Full Market Value	\$839,003	\$844,000	
Market Value per SqFt	\$43.60	\$40.30	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01245-7501	3-01311-0038	3-01185-0052
Condominium Section	348-R1		
Address	1492 BEDFORD AVENUE	658 MONTGOMERY STREET	1035 UNION STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	38	19
Year Built	1910	1925	1923
Gross SqFt	25,165	43,200	18,768
Estimated Gross Income	\$325,383	\$552,932	\$190,411
Gross Income per SqFt	\$12.93	\$12.80	\$10.15
Full Market Value	\$1,188,000	\$1,720,000	\$453,000
Market Value per SqFt	\$47.20	\$39.80	\$24.14
Distance from Condominium in miles		0.85	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01252-7501	3-01149-0006	
Condominium Section	1619-R1		
Address	1520 BEDFORD AVENUE	677 CLASSON AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1931	1990	
Gross SqFt	8,620	6,100	
Estimated Gross Income	\$244,636	\$173,106	
Gross Income per SqFt	\$28.40	\$28.40	
Full Market Value	\$1,170,000	\$717,000	
Market Value per SqFt	\$136.00	\$118.00	
Distance from Condominium in miles		0.40	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01254-7502	3-02875-0056	3-01166-0053
Condominium Section	1927-R1		
Address	794 ST JOHN'S PLACE	33 KINGSLAND AVENUE	750 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	WILLIAMSBURG-EAST	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	1910	1920	1920
Gross SqFt	7,983	5,616	5,896
Estimated Gross Income	\$160,458	\$121,444	\$109,386
Gross Income per SqFt	\$20.10	\$21.62	\$18.55
Full Market Value	\$697,000	\$503,000	\$409,000
Market Value per SqFt	\$87.00	\$90.00	\$69.00
Distance from Condominium in miles		3.25	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01270-7502	3-01281-0007	3-01387-0042
Condominium Section	1247-R1		
Address	636 EASTERN PARKWAY	1593 BEDFORD AVENUE	1656 ST JOHN'S PLACE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	18
Year Built	1910	1905	1905
Gross SqFt	27,608	13,200	12,571
Estimated Gross Income	\$454,296	\$232,529	\$179,513
Gross Income per SqFt	\$16.46	\$17.62	\$14.28
Full Market Value	\$1,800,000	\$869,000	\$607,000
Market Value per SqFt	\$65.00	\$66.00	\$48.30
Distance from Condominium in miles		0.45	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01272-7501	3-01149-0006	3-01190-0014
Condominium Section	1217-R1		
Address	866 EASTERN PARKWAY	677 CLASSON AVENUE	12 CROWN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	22	16	85
Year Built	2002	1990	1930
Gross SqFt	39,964	6,100	94,596
Estimated Gross Income	\$0	\$173,106	\$869,182
Gross Income per SqFt	\$0.00	\$28.40	\$9.19
Full Market Value	\$2,969,999	\$717,000	\$2,070,000
Market Value per SqFt	\$74.00	\$118.00	\$21.88
Distance from Condominium in miles		1.05	1.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01276-7501	3-01311-0038	
Condominium Section	287-R1		
Address	1229 PRESIDENT STREET	658 MONTGOMERY STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	38	
Year Built	1987	1925	
Gross SqFt	22,128	43,200	
Estimated Gross Income	\$283,366	\$552,932	
Gross Income per SqFt	\$12.81	\$12.80	
Full Market Value	\$978,003	\$1,720,000	
Market Value per SqFt	\$44.20	\$39.80	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01283-7501	3-01185-0052	3-01311-0038
Condominium Section	246-R1		
Address	346 NEW YORK AVENUE	1035 UNION STREET	658 MONTGOMERY STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	22	19	38
Year Built	1920	1923	1925
Gross SqFt	19,525	18,768	43,200
Estimated Gross Income	\$224,147	\$190,411	\$552,932
Gross Income per SqFt	\$11.48	\$10.15	\$12.80
Full Market Value	\$772,995	\$453,000	\$1,720,000
Market Value per SqFt	\$39.60	\$24.14	\$39.80
Distance from Condominium in miles		0.60	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01285-7501	3-01388-0053	3-01392-0001
Condominium Section	56-R1		
Address	1365 CARROLL STREET	919 EASTERN PARKWAY	1215 EASTERN PARKWAY
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	37	27
Year Built	1930	1923	1921
Gross SqFt	27,429	28,280	24,480
Estimated Gross Income	\$384,006	\$396,427	\$350,888
Gross Income per SqFt	\$14.00	\$14.02	\$14.33
Full Market Value	\$1,230,001	\$1,230,000	\$1,190,000
Market Value per SqFt	\$44.80	\$43.50	\$48.60
Distance from Condominium in miles		0.35	0.90

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01293-7501	3-01363-0078	3-01205-0062
Condominium Section	151-R1		
Address	555 CROWN STREET	1583 PROSPECT PLACE	1067 DEAN STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	40	32
Year Built	1922	1926	1910
Gross SqFt	40,060	42,800	30,416
Estimated Gross Income	\$425,437	\$413,933	\$417,307
Gross Income per SqFt	\$10.62	\$9.67	\$13.72
Full Market Value	\$1,320,999	\$984,000	\$885,000
Market Value per SqFt	\$33.00	\$22.99	\$29.10
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01300-7501	3-01187-0064	3-01187-0066
Condominium Section	417-R1		
Address	504 CROWN STREET	993 PRESIDENT STREET	991 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	30	33
Year Built	1991	1926	1927
Gross SqFt	31,068	20,960	25,152
Estimated Gross Income	\$377,942	\$270,995	\$286,799
Gross Income per SqFt	\$12.16	\$12.93	\$11.40
Full Market Value	\$1,299,999	\$844,000	\$743,000
Market Value per SqFt	\$41.80	\$40.30	\$29.50
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01309-7501	3-01280-0022	3-01280-0025
Condominium Section	526-R1		
Address	72 CLOVE ROAD	1030 PRESIDENT STREET	1036 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	48	28	26
Year Built	1997	1923	1923
Gross SqFt	65,071	22,132	22,132
Estimated Gross Income	\$1,107,508	\$376,734	\$376,734
Gross Income per SqFt	\$17.02	\$17.02	\$17.02
Full Market Value	\$4,380,012	\$799,000	\$799,000
Market Value per SqFt	\$67.00	\$36.10	\$36.10
Distance from Condominium in miles		0.50	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01314-7501	3-00390-0026	3-01426-0007
Condominium Section	109-R1		
Address	149 8 AVENUE	40 WYCKOFF STREET	471 ALBANY AVENUE
Neighborhood	FLATBUSH-LEFFERTS GARDEN	BOERUM HILL	FLATBUSH-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	25	42
Year Built	1916	1900	1926
Gross SqFt	17,680	22,000	31,720
Estimated Gross Income	\$261,664	\$370,800	\$440,313
Gross Income per SqFt	\$14.80	\$16.85	\$13.88
Full Market Value	\$885,002	\$1,390,000	\$1,370,000
Market Value per SqFt	\$50.00	\$63.00	\$43.20
Distance from Condominium in miles		2.50	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01325-7501	3-02145-0018	
Condominium Section	2043-R1		
Address	525 LEFFERTS AVENUE	440 BERRY STREET	
Neighborhood	FLATBUSH-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	13	66	
Year Built	2006	1995	
Gross SqFt	20,260	58,430	
Estimated Gross Income	\$655,614	\$1,052,908	
Gross Income per SqFt	\$32.40	\$18.02	
Full Market Value	\$3,139,997	\$2,230,000	
Market Value per SqFt	\$155.00	\$38.20	
Distance from Condominium in miles		3.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01332-7502	3-04647-0001	3-04647-0006
Condominium Section	1421-R1		
Address	575 EAST NEW YORK AVENUE	279 EAST 92 STREET	274 EAST 93 STREET
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	21	38	36
Year Built	2004	1927	1927
Gross SqFt	41,697	32,780	31,834
Estimated Gross Income	\$0	\$399,814	\$339,003
Gross Income per SqFt	\$0.00	\$12.20	\$10.65
Full Market Value	\$1,500,000	\$1,120,000	\$879,000
Market Value per SqFt	\$36.00	\$34.20	\$27.60
Distance from Condominium in miles		1.15	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01333-7501	3-05154-0047	
Condominium Section	935-R1		
Address	605 EAST NEW YORK AVENUE	415 STRATFORD ROAD	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	50	96	
Year Built	0	1963	
Gross SqFt	67,889	88,000	
Estimated Gross Income	\$980,996	\$1,271,564	
Gross Income per SqFt	\$14.45	\$14.45	
Full Market Value	\$3,580,000	\$4,300,000	
Market Value per SqFt	\$53.00	\$48.90	
Distance from Condominium in miles		2.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01349-7501	3-01190-0014	
Condominium Section	2061-R1		
Address	1607 BERGEN STREET	12 CROWN STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	D7-ELEVATOR	
Total Units	15	85	
Year Built	0	1930	
Gross SqFt	37,275	94,596	
Estimated Gross Income	\$260,925	\$869,182	
Gross Income per SqFt	\$7.00	\$9.19	
Full Market Value	\$610,998	\$2,070,000	
Market Value per SqFt	\$16.39	\$21.88	
Distance from Condominium in miles		1.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01376-7501	3-01281-0007	3-01281-0009
Condominium Section	1510-R1		
Address	273 ALBANY AVENUE	1593 BEDFORD AVENUE	1589 BEDFORD AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	16	16
Year Built	1906	1905	1905
Gross SqFt	8,136	13,200	13,200
Estimated Gross Income	\$143,356	\$232,529	\$232,529
Gross Income per SqFt	\$17.62	\$17.62	\$17.62
Full Market Value	\$566,999	\$869,000	\$869,000
Market Value per SqFt	\$70.00	\$66.00	\$66.00
Distance from Condominium in miles		0.95	0.95

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01403-7501	3-01280-0022	3-01280-0025
Condominium Section	498-R1		
Address	1738 UNION STREET	1030 PRESIDENT STREET	1036 PRESIDENT STREET
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	28	26
Year Built	1921	1923	1923
Gross SqFt	35,732	22,132	22,132
Estimated Gross Income	\$608,159	\$376,734	\$376,734
Gross Income per SqFt	\$17.02	\$17.02	\$17.02
Full Market Value	\$2,410,004	\$799,000	\$799,000
Market Value per SqFt	\$67.00	\$36.10	\$36.10
Distance from Condominium in miles		1.45	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01417-7501	3-01281-0007	3-01192-0085
Condominium Section	2223-R1		
Address	580 CROWN STREET	1593 BEDFORD AVENUE	1035 WASHINGTON AVENUE
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	95	16	97
Year Built	2007	1905	1930
Gross SqFt	174,796	13,200	117,250
Estimated Gross Income	\$2,909,400	\$232,529	\$1,248,561
Gross Income per SqFt	\$16.64	\$17.62	\$10.65
Full Market Value	\$9,840,002	\$869,000	\$3,240,000
Market Value per SqFt	\$56.00	\$66.00	\$27.60
Distance from Condominium in miles		0.90	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01426-7501	3-04630-0001	3-04627-0031
Condominium Section	535-R1		
Address	645 LEFFERTS AVENUE	1068 WINTHROP STREET	270 EAST 92 STREET
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	22	42	35
Year Built	1925	1926	1920
Gross SqFt	30,700	30,560	36,000
Estimated Gross Income	\$343,840	\$450,768	\$339,003
Gross Income per SqFt	\$11.20	\$14.75	\$9.42
Full Market Value	\$1,070,003	\$1,520,000	\$806,000
Market Value per SqFt	\$34.90	\$49.70	\$22.39
Distance from Condominium in miles		0.85	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01427-7501	3-01426-0007	3-01426-0007
Condominium Section	513-R1		
Address	762 EMPIRE BOULEVARD	471 ALBANY AVENUE	471 ALBANY AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	FLATBUSH-NORTH
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	30	42	42
Year Built	0	1926	1926
Gross SqFt	30,360	31,720	31,720
Estimated Gross Income	\$392,251	\$440,313	\$440,313
Gross Income per SqFt	\$12.92	\$13.88	\$13.88
Full Market Value	\$1,430,005	\$1,370,000	\$1,370,000
Market Value per SqFt	\$47.10	\$43.20	\$43.20
Distance from Condominium in miles		0.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01429-7501	3-00390-0026	
Condominium Section	286-R1		
Address	730 LEFFERTS AVENUE	40 WYCKOFF STREET	
Neighborhood	FLATBUSH-NORTH	BOERUM HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	25	
Year Built	1990	1900	
Gross SqFt	15,785	22,000	
Estimated Gross Income	\$238,985	\$370,800	
Gross Income per SqFt	\$15.14	\$16.85	
Full Market Value	\$945,003	\$1,390,000	
Market Value per SqFt	\$60.00	\$63.00	
Distance from Condominium in miles		3.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01429-7502	3-02145-0018	
Condominium Section	677-R1		
Address	770 LEFFERTS AVENUE	440 BERRY STREET	
Neighborhood	FLATBUSH-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	30	66	
Year Built	1998	1995	
Gross SqFt	50,668	58,430	
Estimated Gross Income	\$0	\$1,052,908	
Gross Income per SqFt	\$0.00	\$18.02	
Full Market Value	\$1,815,030	\$2,230,000	
Market Value per SqFt	\$35.80	\$38.20	
Distance from Condominium in miles		3.55	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01498-7501	3-01464-0043	3-01464-0045
Condominium Section	446-R1		
Address	723 MAC DONOUGH STREET	1631 EASTERN PARKWAY EXT	1629 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	12	13	16
Year Built	1910	1910	1910
Gross SqFt	13,640	12,000	14,000
Estimated Gross Income	\$143,084	\$134,444	\$227,377
Gross Income per SqFt	\$10.49	\$11.20	\$16.24
Full Market Value	\$494,004	\$349,000	\$769,000
Market Value per SqFt	\$36.20	\$29.10	\$55.00
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7501	3-01467-0001	3-01475-0001
Condominium Section	431-R1		
Address	472 BAINBRIDGE STREET	495 HOWARD AVENUE	601 RALPH AVENUE
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	60	72	16
Year Built	1992	1973	1910
Gross SqFt	53,760	72,000	16,800
Estimated Gross Income	\$708,019	\$975,600	\$181,840
Gross Income per SqFt	\$13.17	\$13.55	\$10.82
Full Market Value	\$2,580,003	\$2,070,000	\$471,000
Market Value per SqFt	\$48.00	\$28.80	\$28.00
Distance from Condominium in miles		0.80	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7502	3-01471-0033	3-01468-0035
Condominium Section	591-R1		
Address	419 CHAUNCEY STREET	1521 EASTERN PARKWAY EXT	1566 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	19
Year Built	1906	1910	1910
Gross SqFt	32,087	15,872	15,740
Estimated Gross Income	\$337,235	\$193,474	\$138,832
Gross Income per SqFt	\$10.51	\$12.19	\$8.82
Full Market Value	\$1,050,000	\$410,000	\$294,000
Market Value per SqFt	\$32.70	\$25.80	\$18.68
Distance from Condominium in miles		0.75	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01515-7501	3-01464-0043	3-01468-0035
Condominium Section	528-R1		
Address	365 MARION STREET	1631 EASTERN PARKWAY EXT	1566 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	OCEAN HILL	OCEAN HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	13	19
Year Built	1995	1910	1910
Gross SqFt	25,632	12,000	15,740
Estimated Gross Income	\$256,320	\$134,444	\$138,832
Gross Income per SqFt	\$10.00	\$11.20	\$8.82
Full Market Value	\$730,998	\$349,000	\$294,000
Market Value per SqFt	\$28.50	\$29.10	\$18.68
Distance from Condominium in miles		0.65	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01521-7501	3-00814-0020	
Condominium Section	525-R1		
Address	117 HOPKINSON AVENUE	334 53 STREET	
Neighborhood	OCEAN HILL	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	12	
Year Built	1995	1983	
Gross SqFt	11,050	9,180	
Estimated Gross Income	\$179,010	\$148,752	
Gross Income per SqFt	\$16.20	\$16.20	
Full Market Value	\$708,997	\$315,000	
Market Value per SqFt	\$64.00	\$34.30	
Distance from Condominium in miles		6.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01526-7501	3-00714-0044	3-01464-0043
Condominium Section	586-R1		
Address	246 SUMPTER STREET	4018 5 AVENUE	1631 EASTERN PARKWAY EXT
Neighborhood	OCEAN HILL	SUNSET PARK	OCEAN HILL
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	32	13
Year Built	0	1906	1910
Gross SqFt	15,335	24,620	12,000
Estimated Gross Income	\$206,102	\$410,892	\$134,444
Gross Income per SqFt	\$13.44	\$16.69	\$11.20
Full Market Value	\$752,004	\$1,390,000	\$349,000
Market Value per SqFt	\$49.00	\$56.00	\$29.10
Distance from Condominium in miles		5.20	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01593-7501	3-01839-0011	3-04795-0013
Condominium Section	1874-R1		
Address	417 HART STREET	248 HANCOCK STREET	702 EAST NEW YORK AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	FLATBUSH-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	20
Year Built	2005	1900	1931
Gross SqFt	15,600	4,400	18,560
Estimated Gross Income	\$278,772	\$84,216	\$335,348
Gross Income per SqFt	\$17.87	\$19.14	\$18.07
Full Market Value	\$1,099,998	\$315,000	\$711,000
Market Value per SqFt	\$71.00	\$72.00	\$38.30
Distance from Condominium in miles		1.05	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01603-7501	3-01776-0063	3-01726-0125
Condominium Section	627-R1		
Address	85 STUYVESANT AVENUE	795 DE KALB AVENUE	159 ELLERY STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	24	23	23
Year Built	0	1931	1910
Gross SqFt	31,793	23,655	21,500
Estimated Gross Income	\$451,910	\$304,830	\$336,698
Gross Income per SqFt	\$14.21	\$12.89	\$15.66
Full Market Value	\$1,650,004	\$790,000	\$1,140,000
Market Value per SqFt	\$52.00	\$33.40	\$53.00
Distance from Condominium in miles		0.60	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01625-7501	3-01974-0004	3-06115-0151
Condominium Section	445-R1		
Address	172 STUYVESANT AVENUE	379 FRANKLIN AVENUE	125 95 STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BAY RIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	29	14
Year Built	0	1900	2002
Gross SqFt	22,659	20,000	16,500
Estimated Gross Income	\$314,960	\$842,823	\$230,152
Gross Income per SqFt	\$13.90	\$42.10	\$13.95
Full Market Value	\$1,146,000	\$4,140,000	\$717,000
Market Value per SqFt	\$51.00	\$207.00	\$43.50
Distance from Condominium in miles		1.10	7.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7501	3-01824-0057	3-01830-0079
Condominium Section	970-R1		
Address	452 BEDFORD AVENUE	399 PUTNAM AVENUE	345 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	12	11
Year Built	0	1910	1900
Gross SqFt	17,387	8,025	5,980
Estimated Gross Income	\$264,456	\$122,041	\$62,212
Gross Income per SqFt	\$15.21	\$15.21	\$10.40
Full Market Value	\$1,050,004	\$413,000	\$161,000
Market Value per SqFt	\$60.00	\$51.00	\$26.90
Distance from Condominium in miles		1.05	1.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7504	3-00714-0044	
Condominium Section	977-R1		
Address	460 FLUSHING AVENUE	4018 5 AVENUE	
Neighborhood	BEDFORD STUYVESANT	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	0	1906	
Gross SqFt	14,869	24,620	
Estimated Gross Income	\$238,647	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$945,000	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		4.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7506	3-01830-0079	3-01789-0033
Condominium Section	2268-R1		
Address	773 BEDFORD AVENUE	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	2007	1900	1931
Gross SqFt	18,266	5,980	7,150
Estimated Gross Income	\$365,320	\$62,212	\$211,376
Gross Income per SqFt	\$20.00	\$10.40	\$29.60
Full Market Value	\$1,370,000	\$161,000	\$985,000
Market Value per SqFt	\$75.00	\$26.90	\$138.00
Distance from Condominium in miles		1.15	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7507	3-01830-0079	3-01789-0033
Condominium Section	2267-R1		
Address	777 BEDFORD AVENUE	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	2007	1900	1931
Gross SqFt	19,028	5,980	7,150
Estimated Gross Income	\$380,560	\$62,212	\$211,376
Gross Income per SqFt	\$20.00	\$10.40	\$29.60
Full Market Value	\$1,420,002	\$161,000	\$985,000
Market Value per SqFt	\$75.00	\$26.90	\$138.00
Distance from Condominium in miles		1.15	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7508	3-01830-0079	3-01789-0033
Condominium Section	2278-R1		
Address	789 BEDFORD AVENUE	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	2008	1900	1931
Gross SqFt	19,030	5,980	7,150
Estimated Gross Income	\$380,600	\$62,212	\$211,376
Gross Income per SqFt	\$20.00	\$10.40	\$29.60
Full Market Value	\$1,420,002	\$161,000	\$985,000
Market Value per SqFt	\$75.00	\$26.90	\$138.00
Distance from Condominium in miles		1.15	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01715-7509	3-01830-0079	3-01789-0033
Condominium Section	2261-R1		
Address	783 BEDFORD AVENUE	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	2008	1900	1931
Gross SqFt	18,158	5,980	7,150
Estimated Gross Income	\$363,160	\$62,212	\$211,376
Gross Income per SqFt	\$20.00	\$10.40	\$29.60
Full Market Value	\$1,359,996	\$161,000	\$985,000
Market Value per SqFt	\$75.00	\$26.90	\$138.00
Distance from Condominium in miles		1.15	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7503	3-00714-0044	3-01824-0057
Condominium Section	985-R1		
Address	689 MYRTLE AVENUE	4018 5 AVENUE	399 PUTNAM AVENUE
Neighborhood	BEDFORD STUYVESANT	SUNSET PARK	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	45	32	12
Year Built	0	1906	1910
Gross SqFt	36,414	24,620	8,025
Estimated Gross Income	\$583,052	\$410,892	\$122,041
Gross Income per SqFt	\$16.01	\$16.69	\$15.21
Full Market Value	\$2,308,002	\$1,390,000	\$413,000
Market Value per SqFt	\$63.00	\$56.00	\$51.00
Distance from Condominium in miles		4.05	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7505	3-01789-0033	
Condominium Section	1341-R1		
Address	805 BEDFORD AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	21,442	7,150	
Estimated Gross Income	\$621,818	\$211,376	
Gross Income per SqFt	\$29.00	\$29.60	
Full Market Value	\$2,980,003	\$985,000	
Market Value per SqFt	\$139.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7506	3-01830-0079	3-01789-0033
Condominium Section	2328-R1		
Address	100 SPENCER STREET	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	11	16
Year Built	0	1900	1931
Gross SqFt	33,600	5,980	7,150
Estimated Gross Income	\$722,400	\$62,212	\$211,376
Gross Income per SqFt	\$21.50	\$10.40	\$29.60
Full Market Value	\$2,700,000	\$161,000	\$985,000
Market Value per SqFt	\$80.00	\$26.90	\$138.00
Distance from Condominium in miles		1.05	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7509	3-01789-0033	3-01839-0011
Condominium Section	1194-R1		
Address	809 BEDFORD AVENUE	640 LAFAYETTE AVENUE	248 HANCOCK STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	14
Year Built	2003	1931	1900
Gross SqFt	20,470	7,150	4,400
Estimated Gross Income	\$483,297	\$211,376	\$84,216
Gross Income per SqFt	\$23.61	\$29.60	\$19.14
Full Market Value	\$2,100,004	\$985,000	\$315,000
Market Value per SqFt	\$103.00	\$138.00	\$72.00
Distance from Condominium in miles		0.55	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7510	3-01789-0033	
Condominium Section	1293-R1		
Address	82 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	10,403	7,150	
Estimated Gross Income	\$0	\$211,376	
Gross Income per SqFt	\$0.00	\$29.60	
Full Market Value	\$1,439,995	\$985,000	
Market Value per SqFt	\$138.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7512	3-01789-0033	
Condominium Section	1292-R1		
Address	78 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	12,338	7,150	
Estimated Gross Income	\$363,971	\$211,376	
Gross Income per SqFt	\$29.50	\$29.60	
Full Market Value	\$1,740,004	\$985,000	
Market Value per SqFt	\$141.00	\$138.00	
Distance from Condominium in miles		0.55	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7513	3-01789-0033	
Condominium Section	1294-R1		
Address	74 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2003	1931	
Gross SqFt	12,110	7,150	
Estimated Gross Income	\$357,245	\$211,376	
Gross Income per SqFt	\$29.50	\$29.60	
Full Market Value	\$1,710,001	\$985,000	
Market Value per SqFt	\$141.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7516	3-01789-0033	
Condominium Section	1308-R1		
Address	90 SPENCER STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2004	1931	
Gross SqFt	7,297	7,150	
Estimated Gross Income	\$211,613	\$211,376	
Gross Income per SqFt	\$29.00	\$29.60	
Full Market Value	\$1,010,002	\$985,000	
Market Value per SqFt	\$138.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01754-7502	3-01625-0076	
Condominium Section	2169-R1		
Address	756 MYRTLE AVENUE	593 QUINCY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	72	19	
Year Built	0	1931	
Gross SqFt	93,353	14,072	
Estimated Gross Income	\$0	\$186,612	
Gross Income per SqFt	\$0.00	\$13.26	
Full Market Value	\$4,011,000	\$396,000	
Market Value per SqFt	\$43.00	\$28.10	
Distance from Condominium in miles		0.90	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7501	3-01968-0032	
Condominium Section	1208-R1		
Address	834 MYRTLE AVENUE	1084 BEDFORD AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C4-WALK-UP	
Total Units	36	22	
Year Built	2003	1930	
Gross SqFt	58,244	11,650	
Estimated Gross Income	\$953,454	\$235,419	
Gross Income per SqFt	\$16.37	\$20.21	
Full Market Value	\$3,769,998	\$880,000	
Market Value per SqFt	\$65.00	\$76.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7502	3-01839-0011	3-03044-0029
Condominium Section	1943-R1		
Address	886 MYRTLE AVENUE	248 HANCOCK STREET	165 MESEROLE STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WILLIAMSBURG-EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	39
Year Built	2006	1900	1930
Gross SqFt	11,808	4,400	17,460
Estimated Gross Income	\$224,352	\$84,216	\$387,334
Gross Income per SqFt	\$19.00	\$19.14	\$22.18
Full Market Value	\$888,000	\$315,000	\$1,600,000
Market Value per SqFt	\$75.00	\$72.00	\$92.00
Distance from Condominium in miles		0.85	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01762-7502	3-02593-0022	3-01726-0125
Condominium Section	2340-R1		
Address	382 WILLOUGHBY AVENUE	114 CALYER STREET	159 ELLERY STREET
Neighborhood	BEDFORD STUYVESANT	GREENPOINT	BEDFORD STUYVESANT
Building Classification	R9-CONDOPS	C1-WALK-UP	C7-WALK-UP
Total Units	50	11	23
Year Built	0	2005	1910
Gross SqFt	64,803	16,000	21,500
Estimated Gross Income	\$1,490,469	\$480,000	\$336,698
Gross Income per SqFt	\$23.00	\$30.00	\$15.66
Full Market Value	\$4,190,000	\$2,240,000	\$1,140,000
Market Value per SqFt	\$65.00	\$140.00	\$53.00
Distance from Condominium in miles		2.40	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7501	3-01789-0033	3-01116-0063
Condominium Section	1173-R1		
Address	191 SPENCER STREET	640 LAFAYETTE AVENUE	577 PROSPECT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	13
Year Built	2004	1931	2001
Gross SqFt	24,200	7,150	18,105
Estimated Gross Income	\$0	\$211,376	\$357,615
Gross Income per SqFt	\$0.00	\$29.60	\$19.75
Full Market Value	\$2,590,000	\$985,000	\$1,340,000
Market Value per SqFt	\$107.00	\$138.00	\$74.00
Distance from Condominium in miles		0.30	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7502	3-01789-0033	3-01116-0063
Condominium Section	1168-R1		
Address	209 SPENCER STREET	640 LAFAYETTE AVENUE	577 PROSPECT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	13
Year Built	2004	1931	2001
Gross SqFt	24,200	7,150	18,105
Estimated Gross Income	\$596,772	\$211,376	\$357,615
Gross Income per SqFt	\$24.66	\$29.60	\$19.75
Full Market Value	\$2,590,001	\$985,000	\$1,340,000
Market Value per SqFt	\$107.00	\$138.00	\$74.00
Distance from Condominium in miles		0.30	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7503	3-01789-0033	3-01868-0061
Condominium Section	1171-R1		
Address	197 SPENCER STREET	640 LAFAYETTE AVENUE	1371 ATLANTIC AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	18	16	20
Year Built	2004	1931	1910
Gross SqFt	24,200	7,150	15,300
Estimated Gross Income	\$0	\$211,376	\$129,016
Gross Income per SqFt	\$0.00	\$29.60	\$8.43
Full Market Value	\$2,560,001	\$985,000	\$274,000
Market Value per SqFt	\$106.00	\$138.00	\$17.91
Distance from Condominium in miles		0.30	1.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7504	3-01789-0033	3-01116-0063
Condominium Section	1172-R1		
Address	195 SPENCER STREET	640 LAFAYETTE AVENUE	577 PROSPECT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	13
Year Built	2004	1931	2001
Gross SqFt	24,200	7,150	18,105
Estimated Gross Income	\$0	\$211,376	\$357,615
Gross Income per SqFt	\$0.00	\$29.60	\$19.75
Full Market Value	\$2,559,998	\$985,000	\$1,340,000
Market Value per SqFt	\$106.00	\$138.00	\$74.00
Distance from Condominium in miles		0.30	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7505	3-01789-0033	3-01116-0063
Condominium Section	1169-R1		
Address	201 SPENCER STREET	640 LAFAYETTE AVENUE	577 PROSPECT AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	18	16	13
Year Built	2004	1931	2001
Gross SqFt	24,200	7,150	18,105
Estimated Gross Income	\$596,772	\$211,376	\$357,615
Gross Income per SqFt	\$24.66	\$29.60	\$19.75
Full Market Value	\$2,560,000	\$985,000	\$1,340,000
Market Value per SqFt	\$106.00	\$138.00	\$74.00
Distance from Condominium in miles		0.30	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01781-7501	3-01789-0033	
Condominium Section	1536-R1		
Address	794 DE KALB AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	32	16	
Year Built	2006	1931	
Gross SqFt	23,344	7,150	
Estimated Gross Income	\$560,376	\$211,376	
Gross Income per SqFt	\$24.01	\$29.60	
Full Market Value	\$2,429,998	\$985,000	
Market Value per SqFt	\$104.00	\$138.00	
Distance from Condominium in miles		0.35	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01840-7501	3-01824-0057	3-01830-0079
Condominium Section	376-R1		
Address	582 THROOP AVENUE	399 PUTNAM AVENUE	345 JEFFERSON AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	12	11
Year Built	1910	1910	1900
Gross SqFt	11,030	8,025	5,980
Estimated Gross Income	\$141,294	\$122,041	\$62,212
Gross Income per SqFt	\$12.81	\$15.21	\$10.40
Full Market Value	\$488,000	\$413,000	\$161,000
Market Value per SqFt	\$44.20	\$51.00	\$26.90
Distance from Condominium in miles		0.20	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01885-7502	3-01789-0033	3-01766-0047
Condominium Section	1386-R1		
Address	42 SKILLMAN STREET	640 LAFAYETTE AVENUE	614 MARCY AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	20	16	50
Year Built	2004	1931	2001
Gross SqFt	25,423	7,150	10,090
Estimated Gross Income	\$570,746	\$211,376	\$252,956
Gross Income per SqFt	\$22.45	\$29.60	\$25.10
Full Market Value	\$2,480,000	\$985,000	\$1,050,000
Market Value per SqFt	\$98.00	\$138.00	\$104.00
Distance from Condominium in miles		0.70	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01887-7502	3-01979-0039	3-01948-0042
Condominium Section	400-R1		
Address	95 VANDERBILT AVENUE	218 ST JAMES PLACE	83 CLIFTON PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C4-WALK-UP	D1-ELEVATOR
Total Units	24	12	40
Year Built	1991	1930	1939
Gross SqFt	60,350	11,356	57,937
Estimated Gross Income	\$806,880	\$125,615	\$908,185
Gross Income per SqFt	\$13.37	\$11.06	\$15.68
Full Market Value	\$2,950,008	\$326,000	\$3,070,000
Market Value per SqFt	\$48.90	\$28.70	\$53.00
Distance from Condominium in miles		0.80	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01897-7508	3-01957-0030	3-01093-0038
Condominium Section	1912-R1		
Address	609 MYRTLE AVENUE	50 GREENE AVENUE	150 PROSPECT PARK WEST
Neighborhood	BEDFORD STUYVESANT	FORT GREENE	PARK SLOPE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	18	41	30
Year Built	2005	1932	1921
Gross SqFt	20,620	35,872	35,298
Estimated Gross Income	\$0	\$826,141	\$891,236
Gross Income per SqFt	\$0.00	\$23.03	\$25.20
Full Market Value	\$2,149,999	\$3,420,000	\$3,690,000
Market Value per SqFt	\$104.00	\$95.00	\$105.00
Distance from Condominium in miles		0.90	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7501	3-01830-0079	3-01866-0021
Condominium Section	992-R1		
Address	128 SKILLMAN STREET	345 JEFFERSON AVENUE	52 HERKIMER PLACE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	12
Year Built	2002	1900	1931
Gross SqFt	17,958	5,980	7,437
Estimated Gross Income	\$289,124	\$62,212	\$119,741
Gross Income per SqFt	\$16.10	\$10.40	\$16.10
Full Market Value	\$1,139,998	\$161,000	\$405,000
Market Value per SqFt	\$63.00	\$26.90	\$54.00
Distance from Condominium in miles		1.10	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7503	3-06264-0029	3-05755-0001
Condominium Section	1233-R1		
Address	94 SKILLMAN STREET	2160 78 STREET	6519 14 AVENUE
Neighborhood	BEDFORD STUYVESANT	BENSONHURST	BENSONHURST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	12	52	13
Year Built	2002	1991	1931
Gross SqFt	15,531	51,419	14,400
Estimated Gross Income	\$264,027	\$1,027,188	\$193,361
Gross Income per SqFt	\$17.00	\$19.98	\$13.43
Full Market Value	\$1,049,999	\$2,180,000	\$602,000
Market Value per SqFt	\$68.00	\$42.40	\$41.80
Distance from Condominium in miles		6.40	5.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7502	3-01789-0033	
Condominium Section	1258-R1		
Address	876 BEDFORD AVENUE	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	2004	1931	
Gross SqFt	14,095	7,150	
Estimated Gross Income	\$0	\$211,376	
Gross Income per SqFt	\$0.00	\$29.60	
Full Market Value	\$1,989,998	\$985,000	
Market Value per SqFt	\$141.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7503	3-01789-0033	
Condominium Section	1351-R1		
Address	103 SKILLMAN STREET	640 LAFAYETTE AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	16	
Year Built	2005	1931	
Gross SqFt	17,536	7,150	
Estimated Gross Income	\$518,364	\$211,376	
Gross Income per SqFt	\$29.60	\$29.60	
Full Market Value	\$2,479,998	\$985,000	
Market Value per SqFt	\$141.00	\$138.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7508	3-01866-0021	3-01766-0047
Condominium Section	1360-R1		
Address	111 SKILLMAN STREET	52 HERKIMER PLACE	614 MARCY AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	12	12	50
Year Built	2003	1931	2001
Gross SqFt	17,274	7,437	10,090
Estimated Gross Income	\$310,932	\$119,741	\$252,956
Gross Income per SqFt	\$18.00	\$16.10	\$25.10
Full Market Value	\$1,230,004	\$405,000	\$1,050,000
Market Value per SqFt	\$71.00	\$54.00	\$104.00
Distance from Condominium in miles		1.20	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7510	3-01789-0033	3-01637-0001
Condominium Section	1349-R1		
Address	107 SKILLMAN STREET	640 LAFAYETTE AVENUE	854 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	12	16	86
Year Built	2004	1931	1995
Gross SqFt	20,930	7,150	24,528
Estimated Gross Income	\$674,096	\$211,376	\$711,270
Gross Income per SqFt	\$32.20	\$29.60	\$29.00
Full Market Value	\$3,230,002	\$985,000	\$1,510,000
Market Value per SqFt	\$154.00	\$138.00	\$62.00
Distance from Condominium in miles		0.55	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7513	3-01830-0079	3-01789-0033
Condominium Section	2400-R1		
Address	75 SKILLMAN STREET	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	16
Year Built	2009	1900	1931
Gross SqFt	18,965	5,980	7,150
Estimated Gross Income	\$375,300	\$62,212	\$211,376
Gross Income per SqFt	\$19.79	\$10.40	\$29.60
Full Market Value	\$1,550,000	\$161,000	\$985,000
Market Value per SqFt	\$82.00	\$26.90	\$138.00
Distance from Condominium in miles		1.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01903-7501	3-01917-0040	3-01909-0020
Condominium Section	312-R1		
Address	446 MYRTLE AVENUE	250 WASHINGTON AVENUE	560 MYRTLE AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R9-CONDOPS	C1-WALK-UP	C7-WALK-UP
Total Units	14	16	14
Year Built	1900	1915	1910
Gross SqFt	15,401	14,776	8,450
Estimated Gross Income	\$216,846	\$241,897	\$105,701
Gross Income per SqFt	\$14.08	\$16.37	\$12.51
Full Market Value	\$792,000	\$818,000	\$297,000
Market Value per SqFt	\$51.00	\$55.00	\$35.10
Distance from Condominium in miles		0.15	0.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01913-7507	3-01691-0012	
Condominium Section	1024-R1		
Address	664 MYRTLE AVENUE	88 CHAUNCEY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	287	
Year Built	2003	1974	
Gross SqFt	15,957	277,200	
Estimated Gross Income	\$0	\$5,707,170	
Gross Income per SqFt	\$0.00	\$20.59	
Full Market Value	\$1,459,999	\$12,100,000	
Market Value per SqFt	\$91.00	\$43.70	
Distance from Condominium in miles		1.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01913-7512	3-01839-0011	3-01637-0001
Condominium Section	1489-R1		
Address	189 FRANKLIN AVENUE	248 HANCOCK STREET	854 GATES AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	16	14	86
Year Built	2006	1900	1995
Gross SqFt	17,259	4,400	24,528
Estimated Gross Income	\$402,998	\$84,216	\$711,270
Gross Income per SqFt	\$23.35	\$19.14	\$29.00
Full Market Value	\$1,750,000	\$315,000	\$1,510,000
Market Value per SqFt	\$101.00	\$72.00	\$62.00
Distance from Condominium in miles		1.00	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01914-7502	3-01839-0011	
Condominium Section	1061-R1		
Address	163 SKILLMAN STREET	248 HANCOCK STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	14	14	
Year Built	2003	1900	
Gross SqFt	17,065	4,400	
Estimated Gross Income	\$274,747	\$84,216	
Gross Income per SqFt	\$16.10	\$19.14	
Full Market Value	\$1,090,001	\$315,000	
Market Value per SqFt	\$64.00	\$72.00	
Distance from Condominium in miles		0.95	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01924-7501	3-01637-0001	3-01811-0019
Condominium Section	547-R1		
Address	263 CLASSON AVENUE	854 GATES AVENUE	510 QUINCY STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	95	86	196
Year Built	1920	1995	1974
Gross SqFt	130,468	24,528	212,405
Estimated Gross Income	\$2,877,335	\$711,270	\$2,750,003
Gross Income per SqFt	\$22.05	\$29.00	\$12.95
Full Market Value	\$11,900,001	\$1,510,000	\$8,560,000
Market Value per SqFt	\$91.00	\$62.00	\$40.30
Distance from Condominium in miles		1.65	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01931-7501	3-01918-0006	3-01917-0040
Condominium Section	932-R1		
Address	320 WASHINGTON AVENUE	295 WASHINGTON AVENUE	250 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	D1-ELEVATOR	C1-WALK-UP
Total Units	25	72	16
Year Built	0	1926	1915
Gross SqFt	29,054	57,366	14,776
Estimated Gross Income	\$426,803	\$745,720	\$241,897
Gross Income per SqFt	\$14.69	\$13.00	\$16.37
Full Market Value	\$1,570,000	\$2,320,000	\$818,000
Market Value per SqFt	\$54.00	\$40.40	\$55.00
Distance from Condominium in miles		0.15	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01941-7501	3-01637-0001	
Condominium Section	1603-R1		
Address	260 SKILLMAN STREET	854 GATES AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	32	86	
Year Built	2006	1995	
Gross SqFt	40,106	24,528	
Estimated Gross Income	\$1,163,074	\$711,270	
Gross Income per SqFt	\$29.00	\$29.00	
Full Market Value	\$5,569,998	\$1,510,000	
Market Value per SqFt	\$139.00	\$62.00	
Distance from Condominium in miles		1.45	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01949-7501	3-01824-0057	3-01974-0004
Condominium Section	1594-R1		
Address	367 CLASSON AVENUE	399 PUTNAM AVENUE	379 FRANKLIN AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	19	12	29
Year Built	2006	1910	1900
Gross SqFt	11,899	8,025	20,000
Estimated Gross Income	\$341,263	\$122,041	\$842,823
Gross Income per SqFt	\$28.70	\$15.21	\$42.10
Full Market Value	\$1,629,997	\$413,000	\$4,140,000
Market Value per SqFt	\$137.00	\$51.00	\$207.00
Distance from Condominium in miles		0.75	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01952-7501	3-01977-0006	3-01984-0011
Condominium Section	911-R1		
Address	233 GREENE AVENUE	477 CLINTON AVENUE	51 IRVING PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	14
Year Built	1905	1931	1930
Gross SqFt	11,700	5,675	9,180
Estimated Gross Income	\$355,212	\$232,440	\$181,412
Gross Income per SqFt	\$30.40	\$41.00	\$19.76
Full Market Value	\$1,699,998	\$1,140,000	\$678,000
Market Value per SqFt	\$145.00	\$201.00	\$74.00
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02073-0033	3-02073-0035
Condominium Section	232-R1		
Address	415 CARLTON AVENUE	158 ADELPHI STREET	162 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	31	16	16
Year Built	1988	1915	1915
Gross SqFt	40,875	14,604	14,604
Estimated Gross Income	\$694,875	\$252,841	\$252,841
Gross Income per SqFt	\$17.00	\$17.31	\$17.31
Full Market Value	\$2,749,997	\$945,000	\$945,000
Market Value per SqFt	\$67.00	\$65.00	\$65.00
Distance from Condominium in miles		0.50	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02073-0033	3-02073-0035
Condominium Section	232-R2		
Address	387 ADELPHI STREET	158 ADELPHI STREET	162 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	0	1915	1915
Gross SqFt	19,724	14,604	14,604
Estimated Gross Income	\$341,422	\$252,841	\$252,841
Gross Income per SqFt	\$17.31	\$17.31	\$17.31
Full Market Value	\$1,350,000	\$945,000	\$945,000
Market Value per SqFt	\$68.00	\$65.00	\$65.00
Distance from Condominium in miles		0.50	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02073-0028	
Condominium Section	232-R3		
Address	421 ADELPHI STREET	352 MYRTLE AVENUE	
Neighborhood	FORT GREENE	FORT GREENE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	23	30	
Year Built	0	1905	
Gross SqFt	31,540	31,345	
Estimated Gross Income	\$545,957	\$794,639	
Gross Income per SqFt	\$17.31	\$25.40	
Full Market Value	\$2,159,996	\$3,290,000	
Market Value per SqFt	\$68.00	\$105.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01957-7501	3-02073-0033	3-02073-0035
Condominium Section	232-R4		
Address	5 GATES AVENUE	158 ADELPHI STREET	162 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	28	16	16
Year Built	0	1915	1915
Gross SqFt	34,890	14,604	14,604
Estimated Gross Income	\$593,130	\$252,841	\$252,841
Gross Income per SqFt	\$17.00	\$17.31	\$17.31
Full Market Value	\$2,348,003	\$945,000	\$945,000
Market Value per SqFt	\$67.00	\$65.00	\$65.00
Distance from Condominium in miles		0.55	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01960-7501	3-01979-0024	3-01982-0069
Condominium Section	1305-R1		
Address	430 CLINTON AVENUE	92 GATES AVENUE	90 DOWNING STREET
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	48	45	41
Year Built	1930	1931	1930
Gross SqFt	38,056	35,820	37,100
Estimated Gross Income	\$628,967	\$846,687	\$349,534
Gross Income per SqFt	\$16.53	\$23.64	\$9.42
Full Market Value	\$2,489,998	\$3,510,000	\$831,000
Market Value per SqFt	\$65.00	\$98.00	\$22.40
Distance from Condominium in miles		0.20	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7502	3-01946-0004	3-01917-0040
Condominium Section	1646-R1		
Address	252 GREENE AVENUE	379 WASHINGTON AVENUE	250 WASHINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	D5-ELEVATOR	C1-WALK-UP
Total Units	12	86	16
Year Built	1930	1905	1915
Gross SqFt	9,280	113,924	14,776
Estimated Gross Income	\$153,120	\$1,959,512	\$241,897
Gross Income per SqFt	\$16.50	\$17.20	\$16.37
Full Market Value	\$606,000	\$7,330,000	\$818,000
Market Value per SqFt	\$65.00	\$64.00	\$55.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7503	3-01946-0030	3-01892-0061
Condominium Section	1956-R1		
Address	242 GREENE AVENUE	66 ST JAMES PLACE	98 GRAND AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	15	26
Year Built	1930	1905	1946
Gross SqFt	20,857	8,650	25,000
Estimated Gross Income	\$521,425	\$253,746	\$557,973
Gross Income per SqFt	\$25.00	\$29.30	\$22.32
Full Market Value	\$2,260,000	\$1,180,000	\$2,310,000
Market Value per SqFt	\$108.00	\$136.00	\$92.00
Distance from Condominium in miles		0.20	0.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01967-7503	3-01830-0079	3-01789-0033
Condominium Section	2237-R1		
Address	95 LEXINGTON AVENUE	345 JEFFERSON AVENUE	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	20	11	16
Year Built	1910	1900	1931
Gross SqFt	29,817	5,980	7,150
Estimated Gross Income	\$595,744	\$62,212	\$211,376
Gross Income per SqFt	\$19.98	\$10.40	\$29.60
Full Market Value	\$2,230,000	\$161,000	\$985,000
Market Value per SqFt	\$75.00	\$26.90	\$138.00
Distance from Condominium in miles		0.85	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01967-7504	3-01179-0097	3-02011-0007
Condominium Section	2412-R1		
Address	105 LEXINGTON AVENUE	159 EASTERN PARKWAY	537 CLINTON AVENUE
Neighborhood	BEDFORD STUYVESANT	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	32	72	65
Year Built	1930	1927	1930
Gross SqFt	50,008	52,140	44,000
Estimated Gross Income	\$0	\$933,968	\$809,033
Gross Income per SqFt	\$0.00	\$17.91	\$18.39
Full Market Value	\$3,260,091	\$3,490,000	\$3,030,000
Market Value per SqFt	\$65.00	\$67.00	\$69.00
Distance from Condominium in miles		1.05	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01969-7501	3-01918-0006	
Condominium Section	256-R1		
Address	319 GRAND AVENUE	295 WASHINGTON AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	48	72	
Year Built	1957	1926	
Gross SqFt	59,400	57,366	
Estimated Gross Income	\$772,200	\$745,720	
Gross Income per SqFt	\$13.00	\$13.00	
Full Market Value	\$2,820,000	\$2,320,000	
Market Value per SqFt	\$47.50	\$40.40	
Distance from Condominium in miles		0.40	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01972-7501	3-01932-0022	3-01979-0039
Condominium Section	2388-R1		
Address	420 CLASSON AVENUE	309 WASHINGTON AVENUE	218 ST JAMES PLACE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	D2-ELEVATOR	C4-WALK-UP
Total Units	12	35	12
Year Built	1899	1905	1930
Gross SqFt	10,734	19,291	11,356
Estimated Gross Income	\$236,148	\$474,554	\$125,615
Gross Income per SqFt	\$22.00	\$24.60	\$11.06
Full Market Value	\$978,001	\$1,970,000	\$326,000
Market Value per SqFt	\$91.00	\$102.00	\$28.70
Distance from Condominium in miles		0.35	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01979-7502	3-01387-0042	
Condominium Section	1982-R1		
Address	483 WASHINGTON AVENUE	1656 ST JOHN'S PLACE	
Neighborhood	CLINTON HILL	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	16	18	
Year Built	0	1905	
Gross SqFt	18,039	12,571	
Estimated Gross Income	\$0	\$179,513	
Gross Income per SqFt	\$0.00	\$14.28	
Full Market Value	\$1,089,001	\$607,000	
Market Value per SqFt	\$60.00	\$48.30	
Distance from Condominium in miles		2.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01984-7501	3-01149-0006	
Condominium Section	1678-R1		
Address	13 IRVING PLACE	677 CLASSON AVENUE	
Neighborhood	CLINTON HILL	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	2006	1990	
Gross SqFt	11,725	6,100	
Estimated Gross Income	\$332,756	\$173,106	
Gross Income per SqFt	\$28.40	\$28.40	
Full Market Value	\$1,590,002	\$717,000	
Market Value per SqFt	\$136.00	\$118.00	
Distance from Condominium in miles		0.50	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01986-7501	3-00171-0049	3-00241-0020
Condominium Section	2555-R1		
Address	1142 BEDFORD AVENUE	337 STATE STREET	2 PIERREPONT STREET
Neighborhood	BEDFORD STUYVESANT	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	29	60	41
Year Built	2009	1930	1949
Gross SqFt	24,001	39,770	40,178
Estimated Gross Income	\$0	\$881,843	\$755,916
Gross Income per SqFt	\$0.00	\$22.17	\$18.81
Full Market Value	\$2,258,238	\$3,650,000	\$2,830,000
Market Value per SqFt	\$94.00	\$92.00	\$70.00
Distance from Condominium in miles		1.60	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02000-7501	3-01778-0035	3-01789-0033
Condominium Section	1101-R1		
Address	124 BEDFORD AVENUE	5 SPENCER COURT	640 LAFAYETTE AVENUE
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	36	16	16
Year Built	0	1931	1931
Gross SqFt	32,500	7,800	7,150
Estimated Gross Income	\$662,350	\$158,970	\$211,376
Gross Income per SqFt	\$20.38	\$20.38	\$29.60
Full Market Value	\$2,880,005	\$594,000	\$985,000
Market Value per SqFt	\$89.00	\$76.00	\$138.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02013-7501	3-01948-0042	
Condominium Section	292-R1		
Address	555 WASHINGTON AVENUE	83 CLIFTON PLACE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	53	40	
Year Built	1915	1939	
Gross SqFt	63,540	57,937	
Estimated Gross Income	\$1,002,661	\$908,185	
Gross Income per SqFt	\$15.78	\$15.68	
Full Market Value	\$3,970,002	\$3,070,000	
Market Value per SqFt	\$62.00	\$53.00	
Distance from Condominium in miles		0.45	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02014-7501	3-01946-0030	3-01966-0063
Condominium Section	2063-R1		
Address	936 FULTON STREET	66 ST JAMES PLACE	17 LEXINGTON AVENUE
Neighborhood	CLINTON HILL	CLINTON HILL	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	D5-ELEVATOR
Total Units	11	15	11
Year Built	0	1905	1930
Gross SqFt	7,631	8,650	36,000
Estimated Gross Income	\$137,358	\$253,746	\$255,440
Gross Income per SqFt	\$18.00	\$29.30	\$7.10
Full Market Value	\$544,000	\$1,180,000	\$542,000
Market Value per SqFt	\$71.00	\$136.00	\$15.06
Distance from Condominium in miles		0.40	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02049-7501	3-00275-0001	3-00237-0054
Condominium Section	1278-R1		
Address	176 JOHNSON STREET	200 CLINTON STREET	25 MONROE PLACE
Neighborhood	DOWNTOWN-METROTECH	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D3-ELEVATOR
Total Units	56	94	67
Year Built	1926	1926	1938
Gross SqFt	58,179	73,032	60,720
Estimated Gross Income	\$1,344,000	\$1,781,214	\$1,751,259
Gross Income per SqFt	\$23.10	\$24.39	\$28.80
Full Market Value	\$5,569,997	\$7,380,000	\$7,250,000
Market Value per SqFt	\$96.00	\$101.00	\$119.00
Distance from Condominium in miles		0.70	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02058-7501	3-00056-0003	3-00271-0001
Condominium Section	1902-R1		
Address	101 WILLOUGHBY STREET	99 GOLD STREET	205 STATE STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	251	88	364
Year Built	0	1919	2003
Gross SqFt	332,324	109,875	242,752
Estimated Gross Income	\$9,025,919	\$3,496,083	\$6,106,286
Gross Income per SqFt	\$27.20	\$31.80	\$25.20
Full Market Value	\$37,399,997	\$16,300,000	\$25,300,000
Market Value per SqFt	\$113.00	\$148.00	\$104.00
Distance from Condominium in miles		0.65	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02060-7501	3-00271-0001	3-00250-0030
Condominium Section	2366-R1		
Address	150 MYRTLE AVENUE	205 STATE STREET	182 MONTAGUE STREET
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D6-ELEVATOR
Total Units	240	364	187
Year Built	2007	2003	1999
Gross SqFt	202,727	242,752	182,000
Estimated Gross Income	\$5,506,065	\$6,106,286	\$8,212,471
Gross Income per SqFt	\$27.20	\$25.20	\$45.10
Full Market Value	\$22,799,990	\$25,300,000	\$40,300,000
Market Value per SqFt	\$112.00	\$104.00	\$221.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02073-7501	3-02098-0011	3-01963-0028
Condominium Section	132-R1		
Address	159 CARLTON AVENUE	63 FT GREENE PLACE	407 WASHINGTON AVENUE
Neighborhood	FORT GREENE	FORT GREENE	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	21	24
Year Built	1987	1930	1930
Gross SqFt	22,750	17,080	19,744
Estimated Gross Income	\$380,075	\$353,863	\$357,517
Gross Income per SqFt	\$16.71	\$20.72	\$18.11
Full Market Value	\$1,499,998	\$1,320,000	\$1,340,000
Market Value per SqFt	\$66.00	\$77.00	\$68.00
Distance from Condominium in miles		0.35	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02075-7501	3-01190-0001	3-07630-0027
Condominium Section	2474-R1		
Address	181 CLERMONT AVENUE	921 WASHINGTON AVENUE	2501 NOSTRAND AVENUE
Neighborhood	FORT GREENE	CROWN HEIGHTS	FLATBUSH-EAST
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	74	78	112
Year Built	2007	1928	1953
Gross SqFt	85,404	80,500	113,850
Estimated Gross Income	\$1,776,000	\$1,041,963	\$1,365,527
Gross Income per SqFt	\$20.80	\$12.94	\$11.99
Full Market Value	\$6,640,154	\$3,240,000	\$3,840,000
Market Value per SqFt	\$78.00	\$40.20	\$33.70
Distance from Condominium in miles		1.80	4.95

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02095-7501	3-02044-0064	3-02096-0014
Condominium Section	54-R1		
Address	1 ROCKWELL PLACE	100 ADELPHI STREET	205 ASHLAND PLACE
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	48	16
Year Built	1900	1900	1931
Gross SqFt	34,820	37,580	25,032
Estimated Gross Income	\$539,710	\$599,996	\$611,841
Gross Income per SqFt	\$15.50	\$15.97	\$24.44
Full Market Value	\$2,139,999	\$2,030,000	\$2,530,000
Market Value per SqFt	\$61.00	\$54.00	\$101.00
Distance from Condominium in miles		0.50	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02095-7502	3-02075-0012	3-00171-0001
Condominium Section	1989-R1		
Address	230 ASHLAND PLACE	167 CLERMONT AVENUE	65 HOYT STREET
Neighborhood	FORT GREENE	FORT GREENE	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	108	112	158
Year Built	2006	1900	2005
Gross SqFt	118,153	149,000	195,296
Estimated Gross Income	\$2,332,800	\$2,887,543	\$3,850,422
Gross Income per SqFt	\$19.74	\$19.38	\$19.72
Full Market Value	\$8,720,002	\$10,800,000	\$14,400,000
Market Value per SqFt	\$74.00	\$72.00	\$74.00
Distance from Condominium in miles		0.50	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02101-7501	3-02101-0062	3-02045-0053
Condominium Section	226-R1		
Address	69 SOUTH OXFORD STREET	260 CUMBERLAND STREET	62 CLERMONT AVENUE
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	22	26	26
Year Built	1931	1930	2005
Gross SqFt	21,120	23,547	35,176
Estimated Gross Income	\$355,236	\$352,155	\$564,028
Gross Income per SqFt	\$16.82	\$14.96	\$16.03
Full Market Value	\$1,330,002	\$1,190,000	\$1,910,000
Market Value per SqFt	\$63.00	\$51.00	\$54.00
Distance from Condominium in miles		0.00	0.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02101-7503	3-02098-0011	3-02073-0035
Condominium Section	2242-R1		
Address	264 CUMBERLAND STREET	63 FT GREENE PLACE	162 ADELPHI STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	21	16
Year Built	1925	1930	1915
Gross SqFt	17,910	17,080	14,604
Estimated Gross Income	\$277,605	\$353,863	\$252,841
Gross Income per SqFt	\$15.50	\$20.72	\$17.31
Full Market Value	\$1,100,000	\$1,320,000	\$945,000
Market Value per SqFt	\$61.00	\$77.00	\$65.00
Distance from Condominium in miles		0.15	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02111-7501	3-00250-0030	3-00056-0003
Condominium Section	1777-R1		
Address	1 HANSON PLACE	182 MONTAGUE STREET	99 GOLD STREET
Neighborhood	FORT GREENE	BROOKLYN HEIGHTS	DOWNTOWN-FULTON FERRY
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D5-ELEVATOR
Total Units	179	187	88
Year Built	1927	1999	1919
Gross SqFt	206,022	182,000	109,875
Estimated Gross Income	\$6,229,200	\$8,212,471	\$3,496,083
Gross Income per SqFt	\$30.20	\$45.10	\$31.80
Full Market Value	\$28,999,978	\$40,300,000	\$16,300,000
Market Value per SqFt	\$141.00	\$221.00	\$148.00
Distance from Condominium in miles		0.90	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02120-7501	3-02102-0008	3-02119-0010
Condominium Section	1366-R1		
Address	381 CARLTON AVENUE	249 CUMBERLAND STREET	301 CUMBERLAND STREET
Neighborhood	FORT GREENE	FORT GREENE	FORT GREENE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	70	40
Year Built	2003	1928	1928
Gross SqFt	38,798	38,742	19,350
Estimated Gross Income	\$1,029,698	\$1,028,230	\$518,271
Gross Income per SqFt	\$26.50	\$26.50	\$26.80
Full Market Value	\$4,269,998	\$4,260,000	\$2,150,000
Market Value per SqFt	\$110.00	\$110.00	\$111.00
Distance from Condominium in miles		0.15	0.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7501	3-02322-0023	3-02450-0029
Condominium Section	795-R1		
Address	53 61 SOUTH 8 STREET	28 HAVEMEYER STREET	373 SOUTH 5 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	30	30
Year Built	1999	1910	1912
Gross SqFt	47,988	32,625	24,543
Estimated Gross Income	\$720,000	\$494,741	\$328,308
Gross Income per SqFt	\$15.00	\$15.16	\$13.38
Full Market Value	\$2,629,998	\$1,670,000	\$1,020,000
Market Value per SqFt	\$55.00	\$51.00	\$41.60
Distance from Condominium in miles		0.80	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7502	3-02147-0021	3-02334-0005
Condominium Section	867-R1		
Address	42 BROADWAY	142 SOUTH 9 STREET	169 WYTHE AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	31	41	13
Year Built	2000	1915	1920
Gross SqFt	60,569	29,340	28,300
Estimated Gross Income	\$945,148	\$391,102	\$552,502
Gross Income per SqFt	\$15.60	\$13.33	\$19.52
Full Market Value	\$3,740,004	\$1,220,000	\$2,070,000
Market Value per SqFt	\$62.00	\$41.60	\$73.00
Distance from Condominium in miles		0.25	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7503	3-02409-0015	3-02424-0012
Condominium Section	1009-R1		
Address	45 SOUTH 8 STREET	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	0	1911	1915
Gross SqFt	14,820	14,470	21,197
Estimated Gross Income	\$301,883	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,310,001	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.60	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7504	3-02409-0015	3-02424-0012
Condominium Section	1010-R1		
Address	41 SOUTH 8 STREET	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	0	1911	1915
Gross SqFt	14,820	14,470	21,197
Estimated Gross Income	\$301,883	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,310,001	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.60	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7505	3-02130-0017	3-02421-0035
Condominium Section	1195-R1		
Address	34 BROADWAY	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	25	29
Year Built	2003	1920	1915
Gross SqFt	20,160	26,631	21,744
Estimated Gross Income	\$422,150	\$591,705	\$454,364
Gross Income per SqFt	\$20.94	\$22.22	\$20.90
Full Market Value	\$1,830,002	\$2,450,000	\$963,000
Market Value per SqFt	\$91.00	\$92.00	\$44.30
Distance from Condominium in miles		0.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7506	3-02424-0006	3-02396-0027
Condominium Section	1333-R1		
Address	30 32 BROADWAY	354 SOUTH 2 STREET	279 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	29	22
Year Built	2005	1920	1910
Gross SqFt	17,639	24,126	16,250
Estimated Gross Income	\$320,500	\$450,656	\$278,262
Gross Income per SqFt	\$18.17	\$18.68	\$17.12
Full Market Value	\$1,270,003	\$955,000	\$590,000
Market Value per SqFt	\$72.00	\$39.60	\$36.30
Distance from Condominium in miles		0.75	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7507	3-02130-0017	3-02421-0035
Condominium Section	1850-R1		
Address	26 BROADWAY	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	30	25	29
Year Built	2006	1920	1915
Gross SqFt	33,036	26,631	21,744
Estimated Gross Income	\$691,773	\$591,705	\$454,364
Gross Income per SqFt	\$20.94	\$22.22	\$20.90
Full Market Value	\$3,000,001	\$2,450,000	\$963,000
Market Value per SqFt	\$91.00	\$92.00	\$44.30
Distance from Condominium in miles		0.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7508	3-02130-0017	3-02421-0035
Condominium Section	1439-R1		
Address	20 BROADWAY	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	25	29
Year Built	1920	1920	1915
Gross SqFt	23,760	26,631	21,744
Estimated Gross Income	\$470,400	\$591,705	\$454,364
Gross Income per SqFt	\$19.80	\$22.22	\$20.90
Full Market Value	\$2,039,999	\$2,450,000	\$963,000
Market Value per SqFt	\$86.00	\$92.00	\$44.30
Distance from Condominium in miles		0.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02130-7501	3-02305-0018	3-02075-0012
Condominium Section	1248-R1		
Address	60 BROADWAY	193 NORTH 9 STREET	167 CLERMONT AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	FORT GREENE
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	130	68	112
Year Built	0	1930	1900
Gross SqFt	147,926	105,718	149,000
Estimated Gross Income	\$2,869,764	\$3,527,222	\$2,887,543
Gross Income per SqFt	\$19.40	\$33.40	\$19.38
Full Market Value	\$12,499,995	\$16,400,000	\$10,800,000
Market Value per SqFt	\$85.00	\$155.00	\$72.00
Distance from Condominium in miles		0.80	1.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-7502	3-02409-0011	3-02433-0018
Condominium Section	908-R1		
Address	416 BEDFORD AVENUE	264 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	11	24	30
Year Built	2001	1915	1920
Gross SqFt	11,178	15,836	19,422
Estimated Gross Income	\$198,633	\$304,835	\$348,814
Gross Income per SqFt	\$17.77	\$19.25	\$17.96
Full Market Value	\$786,001	\$646,000	\$1,300,000
Market Value per SqFt	\$70.00	\$40.80	\$67.00
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7501	3-02130-0017	3-02421-0018
Condominium Section	798-R1		
Address	401 BEDFORD AVENUE	84 BROADWAY	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	27	25	36
Year Built	1999	1920	1910
Gross SqFt	36,290	26,631	26,532
Estimated Gross Income	\$704,962	\$591,705	\$531,148
Gross Income per SqFt	\$19.43	\$22.22	\$20.02
Full Market Value	\$3,060,000	\$2,450,000	\$1,990,000
Market Value per SqFt	\$84.00	\$92.00	\$75.00
Distance from Condominium in miles		0.15	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7502	3-02789-0011	3-02396-0001
Condominium Section	933-R1		
Address	138 BROADWAY	740 GRAND STREET	318 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	40	27	33
Year Built	0	1920	1920
Gross SqFt	73,295	48,000	45,000
Estimated Gross Income	\$1,200,000	\$866,384	\$1,282,472
Gross Income per SqFt	\$16.37	\$18.05	\$28.50
Full Market Value	\$5,210,001	\$3,240,000	\$5,310,000
Market Value per SqFt	\$71.00	\$68.00	\$118.00
Distance from Condominium in miles		1.05	0.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7503	3-02409-0015	3-02424-0012
Condominium Section	1207-R1		
Address	170 BROADWAY	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	30
Year Built	2003	1911	1915
Gross SqFt	11,981	14,470	21,197
Estimated Gross Income	\$244,052	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,060,000	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.35	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02133-7501	3-02130-0017	3-02421-0035
Condominium Section	964-R1		
Address	159 SOUTH 8 STREET	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	25	29
Year Built	2004	1920	1915
Gross SqFt	23,520	26,631	21,744
Estimated Gross Income	\$465,300	\$591,705	\$454,364
Gross Income per SqFt	\$19.78	\$22.22	\$20.90
Full Market Value	\$2,019,996	\$2,450,000	\$963,000
Market Value per SqFt	\$86.00	\$92.00	\$44.30
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02133-7502	3-02130-0017	3-02421-0035
Condominium Section	2085-R1		
Address	190 BROADWAY	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	16	25	29
Year Built	2007	1920	1915
Gross SqFt	20,661	26,631	21,744
Estimated Gross Income	\$432,641	\$591,705	\$454,364
Gross Income per SqFt	\$20.94	\$22.22	\$20.90
Full Market Value	\$1,880,000	\$2,450,000	\$963,000
Market Value per SqFt	\$91.00	\$92.00	\$44.30
Distance from Condominium in miles		0.25	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7501	3-02764-0008	3-02396-0001
Condominium Section	1396-R1		
Address	446 KENT AVENUE	692 METROPOLITAN AVENUE	318 GRAND STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	75	35	33
Year Built	2003	1930	1920
Gross SqFt	83,525	37,500	45,000
Estimated Gross Income	\$2,247,657	\$1,074,387	\$1,282,472
Gross Income per SqFt	\$26.90	\$28.70	\$28.50
Full Market Value	\$10,800,001	\$4,450,000	\$5,310,000
Market Value per SqFt	\$129.00	\$119.00	\$118.00
Distance from Condominium in miles		1.35	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7502	3-00250-0030	3-00236-0103
Condominium Section	1434-R1		
Address	450 KENT AVENUE	182 MONTAGUE STREET	52 CLARK STREET
Neighborhood	WILLIAMSBURG-SOUTH	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R9-CONDOPS	D6-ELEVATOR	D5-ELEVATOR
Total Units	140	187	142
Year Built	2003	1999	1928
Gross SqFt	171,432	182,000	79,460
Estimated Gross Income	\$5,028,100	\$8,212,471	\$2,241,734
Gross Income per SqFt	\$29.30	\$45.10	\$28.20
Full Market Value	\$23,400,000	\$40,300,000	\$9,290,000
Market Value per SqFt	\$136.00	\$221.00	\$117.00
Distance from Condominium in miles		1.55	1.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7503	3-02305-0018	3-00171-0001
Condominium Section	1649-R1		
Address	440 KENT AVENUE	193 NORTH 9 STREET	65 HOYT STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	135	68	158
Year Built	2003	1930	2005
Gross SqFt	191,889	105,718	195,296
Estimated Gross Income	\$4,090,500	\$3,527,222	\$3,850,422
Gross Income per SqFt	\$21.32	\$33.40	\$19.72
Full Market Value	\$17,799,998	\$16,400,000	\$14,400,000
Market Value per SqFt	\$93.00	\$155.00	\$74.00
Distance from Condominium in miles		1.00	1.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02137-7502	3-02130-0017	3-02139-0014
Condominium Section	1033-R1		
Address	102 SOUTH 8 STREET	84 BROADWAY	190 SOUTH 8 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	28	25	41
Year Built	0	1920	1917
Gross SqFt	59,400	26,631	25,924
Estimated Gross Income	\$1,174,932	\$591,705	\$540,382
Gross Income per SqFt	\$19.78	\$22.22	\$20.84
Full Market Value	\$5,100,000	\$2,450,000	\$2,020,000
Market Value per SqFt	\$86.00	\$92.00	\$78.00
Distance from Condominium in miles		0.10	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02137-7503	3-02409-0011	3-02433-0018
Condominium Section	1200-R1		
Address	407 BERRY STREET	264 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	12	24	30
Year Built	2004	1915	1920
Gross SqFt	10,001	15,836	19,422
Estimated Gross Income	\$177,717	\$304,835	\$348,814
Gross Income per SqFt	\$17.77	\$19.25	\$17.96
Full Market Value	\$702,996	\$646,000	\$1,300,000
Market Value per SqFt	\$70.00	\$40.80	\$67.00
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02138-7501	3-02412-0027	3-02421-0018
Condominium Section	393-R2		
Address	97 MORTON STREET	367 SOUTH 2 STREET	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	25	36
Year Built	0	1920	1910
Gross SqFt	43,937	28,800	26,532
Estimated Gross Income	\$552,000	\$547,883	\$531,148
Gross Income per SqFt	\$12.56	\$19.02	\$20.02
Full Market Value	\$1,899,994	\$1,160,000	\$1,990,000
Market Value per SqFt	\$43.20	\$40.30	\$75.00
Distance from Condominium in miles		0.55	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7501	3-02130-0017	3-02421-0018
Condominium Section	21-R1		
Address	131 DIVISION AVENUE	84 BROADWAY	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	19	25	36
Year Built	1900	1920	1910
Gross SqFt	29,440	26,631	26,532
Estimated Gross Income	\$559,948	\$591,705	\$531,148
Gross Income per SqFt	\$19.02	\$22.22	\$20.02
Full Market Value	\$2,220,003	\$2,450,000	\$1,990,000
Market Value per SqFt	\$75.00	\$92.00	\$75.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7502	3-02130-0017	3-02421-0018
Condominium Section	92-R1		
Address	125 DIVISION AVENUE	84 BROADWAY	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	25	36
Year Built	1900	1920	1910
Gross SqFt	27,024	26,631	26,532
Estimated Gross Income	\$513,996	\$591,705	\$531,148
Gross Income per SqFt	\$19.02	\$22.22	\$20.02
Full Market Value	\$2,030,002	\$2,450,000	\$1,990,000
Market Value per SqFt	\$75.00	\$92.00	\$75.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7503	3-02434-0006	3-02432-0040
Condominium Section	444-R1		
Address	908 DRIGGS AVENUE	242 SOUTH 3 STREET	171 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	19	30	24
Year Built	1917	1912	1914
Gross SqFt	21,746	19,890	14,763
Estimated Gross Income	\$397,570	\$458,866	\$289,927
Gross Income per SqFt	\$18.28	\$23.07	\$19.64
Full Market Value	\$1,569,998	\$1,900,000	\$1,080,000
Market Value per SqFt	\$72.00	\$96.00	\$73.00
Distance from Condominium in miles		0.35	0.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7505	3-02421-0035	3-02130-0017
Condominium Section	628-R1		
Address	134 SOUTH 9 STREET	247 SOUTH 3 STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	36	29	25
Year Built	1997	1915	1920
Gross SqFt	45,801	21,744	26,631
Estimated Gross Income	\$871,135	\$454,364	\$591,705
Gross Income per SqFt	\$19.02	\$20.90	\$22.22
Full Market Value	\$3,450,000	\$963,000	\$2,450,000
Market Value per SqFt	\$75.00	\$44.30	\$92.00
Distance from Condominium in miles		0.40	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7506	3-02130-0017	3-02421-0018
Condominium Section	656-R1		
Address	150 SOUTH 9 STREET	84 BROADWAY	286 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	12	25	36
Year Built	1924	1920	1910
Gross SqFt	38,800	26,631	26,532
Estimated Gross Income	\$689,476	\$591,705	\$531,148
Gross Income per SqFt	\$17.77	\$22.22	\$20.02
Full Market Value	\$2,730,003	\$2,450,000	\$1,990,000
Market Value per SqFt	\$70.00	\$92.00	\$75.00
Distance from Condominium in miles		0.20	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7501	3-02396-0001	3-02305-0018
Condominium Section	881-R1		
Address	525 KENT AVENUE	318 GRAND STREET	193 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	66	33	68
Year Built	2001	1920	1930
Gross SqFt	85,046	45,000	105,718
Estimated Gross Income	\$1,813,180	\$1,282,472	\$3,527,222
Gross Income per SqFt	\$21.32	\$28.50	\$33.40
Full Market Value	\$7,869,978	\$5,310,000	\$16,400,000
Market Value per SqFt	\$93.00	\$118.00	\$155.00
Distance from Condominium in miles		0.75	1.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7502	3-02305-0018	3-02396-0001
Condominium Section	872-R1		
Address	580 WYTHE AVENUE	193 NORTH 9 STREET	318 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	68	68	33
Year Built	0	1930	1920
Gross SqFt	83,403	105,718	45,000
Estimated Gross Income	\$1,778,151	\$3,527,222	\$1,282,472
Gross Income per SqFt	\$21.32	\$33.40	\$28.50
Full Market Value	\$7,720,008	\$16,400,000	\$5,310,000
Market Value per SqFt	\$93.00	\$155.00	\$118.00
Distance from Condominium in miles		1.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7503	3-02130-0017	3-02396-0001
Condominium Section	901-R1		
Address	570 WYTHE AVENUE	84 BROADWAY	318 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	48	25	33
Year Built	0	1920	1920
Gross SqFt	67,712	26,631	45,000
Estimated Gross Income	\$1,512,000	\$591,705	\$1,282,472
Gross Income per SqFt	\$22.33	\$22.22	\$28.50
Full Market Value	\$6,570,003	\$2,450,000	\$5,310,000
Market Value per SqFt	\$97.00	\$92.00	\$118.00
Distance from Condominium in miles		0.30	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7501	3-02188-0016	3-02188-0013
Condominium Section	143-R1		
Address	149 TAYLOR STREET	200 ROSS STREET	190 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	30	30
Year Built	1900	1916	1920
Gross SqFt	25,704	25,000	27,498
Estimated Gross Income	\$327,600	\$290,670	\$314,894
Gross Income per SqFt	\$12.75	\$11.63	\$11.45
Full Market Value	\$1,200,001	\$817,000	\$885,000
Market Value per SqFt	\$46.70	\$32.70	\$32.20
Distance from Condominium in miles		0.20	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7504	3-02433-0018	3-02409-0011
Condominium Section	1411-R1		
Address	177 TAYLOR STREET	228 SOUTH 3 STREET	264 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	14	30	24
Year Built	2004	1920	1915
Gross SqFt	14,884	19,422	15,836
Estimated Gross Income	\$264,488	\$348,814	\$304,835
Gross Income per SqFt	\$17.77	\$17.96	\$19.25
Full Market Value	\$1,049,994	\$1,300,000	\$646,000
Market Value per SqFt	\$71.00	\$67.00	\$40.80
Distance from Condominium in miles		0.35	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02183-7501	3-02412-0033	3-02421-0035
Condominium Section	1132-R1		
Address	202 DIVISION AVENUE	355 SOUTH 2 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	29
Year Built	1998	1919	1915
Gross SqFt	18,159	19,104	21,744
Estimated Gross Income	\$380,794	\$400,572	\$454,364
Gross Income per SqFt	\$20.97	\$20.97	\$20.90
Full Market Value	\$1,899,999	\$849,000	\$963,000
Market Value per SqFt	\$105.00	\$44.40	\$44.30
Distance from Condominium in miles		0.45	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02186-7501	3-02305-0018	3-02789-0011
Condominium Section	178-R1		
Address	562 BEDFORD AVENUE	193 NORTH 9 STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D5-ELEVATOR
Total Units	66	68	27
Year Built	1920	1930	1920
Gross SqFt	92,218	105,718	48,000
Estimated Gross Income	\$1,663,200	\$3,527,222	\$866,384
Gross Income per SqFt	\$18.04	\$33.40	\$18.05
Full Market Value	\$6,580,001	\$16,400,000	\$3,240,000
Market Value per SqFt	\$71.00	\$155.00	\$68.00
Distance from Condominium in miles		1.15	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02200-7501	3-02433-0018	3-02409-0011
Condominium Section	993-R1		
Address	234 KEAP STREET	228 SOUTH 3 STREET	264 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	30	24
Year Built	1999	1920	1915
Gross SqFt	19,680	19,422	15,836
Estimated Gross Income	\$349,713	\$348,814	\$304,835
Gross Income per SqFt	\$17.77	\$17.96	\$19.25
Full Market Value	\$1,519,998	\$1,300,000	\$646,000
Market Value per SqFt	\$77.00	\$67.00	\$40.80
Distance from Condominium in miles		0.40	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02201-7502	3-02132-0016	3-02183-0058
Condominium Section	892-R1		
Address	266 KEAP STREET	158 BROADWAY	189 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	13	13	35
Year Built	1915	2002	1925
Gross SqFt	25,980	24,949	25,800
Estimated Gross Income	\$363,720	\$369,671	\$434,132
Gross Income per SqFt	\$14.00	\$14.82	\$16.83
Full Market Value	\$1,329,999	\$1,250,000	\$1,130,000
Market Value per SqFt	\$51.00	\$50.00	\$43.80
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02204-7502	3-02413-0031	3-02424-0016
Condominium Section	1431-R1		
Address	616 BEDFORD AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	22	24
Year Built	2004	1915	1915
Gross SqFt	20,000	20,295	23,000
Estimated Gross Income	\$351,400	\$367,193	\$400,572
Gross Income per SqFt	\$17.57	\$18.09	\$17.42
Full Market Value	\$1,390,001	\$778,000	\$849,000
Market Value per SqFt	\$70.00	\$38.30	\$36.90
Distance from Condominium in miles		0.65	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02223-7502	3-02409-0008	3-02409-0015
Condominium Section	1449-R1		
Address	790 WYTHE AVENUE	260 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	24
Year Built	0	1915	1911
Gross SqFt	16,950	15,836	14,470
Estimated Gross Income	\$328,830	\$328,416	\$304,835
Gross Income per SqFt	\$19.40	\$20.74	\$21.07
Full Market Value	\$1,429,998	\$696,000	\$646,000
Market Value per SqFt	\$84.00	\$44.00	\$44.60
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02223-7503	3-02409-0008	3-02409-0015
Condominium Section	1450-R1		
Address	796 WYTHE AVENUE	260 SOUTH 1 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	24
Year Built	2005	1915	1911
Gross SqFt	16,950	15,836	14,470
Estimated Gross Income	\$328,830	\$328,416	\$304,835
Gross Income per SqFt	\$19.40	\$20.74	\$21.07
Full Market Value	\$1,429,998	\$696,000	\$646,000
Market Value per SqFt	\$84.00	\$44.00	\$44.60
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7502	3-02413-0031	3-02424-0016
Condominium Section	718-R1		
Address	29 HEYWARD STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	24
Year Built	1999	1915	1915
Gross SqFt	22,844	20,295	23,000
Estimated Gross Income	\$387,205	\$367,193	\$400,572
Gross Income per SqFt	\$16.95	\$18.09	\$17.42
Full Market Value	\$1,529,998	\$778,000	\$849,000
Market Value per SqFt	\$67.00	\$38.30	\$36.90
Distance from Condominium in miles		0.75	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7504	3-02413-0031	3-02424-0016
Condominium Section	733-R1		
Address	35 HEYWARD STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	22	24
Year Built	0	1915	1915
Gross SqFt	22,704	20,295	23,000
Estimated Gross Income	\$384,832	\$367,193	\$400,572
Gross Income per SqFt	\$16.95	\$18.09	\$17.42
Full Market Value	\$1,519,998	\$778,000	\$849,000
Market Value per SqFt	\$67.00	\$38.30	\$36.90
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7505	3-02396-0001	3-02789-0011
Condominium Section	882-R1		
Address	23 HEYWARD STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	19	33	27
Year Built	2000	1920	1920
Gross SqFt	53,792	45,000	48,000
Estimated Gross Income	\$839,396	\$1,282,472	\$866,384
Gross Income per SqFt	\$15.60	\$28.50	\$18.05
Full Market Value	\$3,320,001	\$5,310,000	\$3,240,000
Market Value per SqFt	\$62.00	\$118.00	\$68.00
Distance from Condominium in miles		0.80	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02230-7504	3-02409-0015	3-02424-0012
Condominium Section	1113-R1		
Address	15 LYNCH STREET	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	30
Year Built	2003	1911	1915
Gross SqFt	26,762	14,470	21,197
Estimated Gross Income	\$545,141	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,470,002	\$646,000	\$998,000
Market Value per SqFt	\$55.00	\$44.60	\$47.10
Distance from Condominium in miles		0.80	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02230-7505	3-02413-0031	3-02424-0016
Condominium Section	1196-R1		
Address	5 LYNCH STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	11	22	24
Year Built	2004	1915	1915
Gross SqFt	32,400	20,295	23,000
Estimated Gross Income	\$541,728	\$367,193	\$400,572
Gross Income per SqFt	\$16.72	\$18.09	\$17.42
Full Market Value	\$2,139,998	\$778,000	\$849,000
Market Value per SqFt	\$66.00	\$38.30	\$36.90
Distance from Condominium in miles		0.75	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02234-7501	3-02147-0021	3-02157-0037
Condominium Section	378-R2		
Address	210 LYNCH STREET	142 SOUTH 9 STREET	77 DIVISION AVENUE
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	21	41	35
Year Built	1990	1915	1915
Gross SqFt	38,358	29,340	25,500
Estimated Gross Income	\$630,000	\$391,102	\$451,003
Gross Income per SqFt	\$16.42	\$13.33	\$17.69
Full Market Value	\$2,490,003	\$1,220,000	\$1,690,000
Market Value per SqFt	\$65.00	\$41.60	\$66.00
Distance from Condominium in miles		0.75	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02234-7502	3-02183-0058	3-02412-0030
Condominium Section	885-R1		
Address	262 HEYWARD STREET	189 ROSS STREET	359 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	35	24
Year Built	1999	1925	1916
Gross SqFt	25,904	25,800	22,050
Estimated Gross Income	\$404,102	\$434,132	\$373,341
Gross Income per SqFt	\$15.60	\$16.83	\$16.93
Full Market Value	\$1,600,002	\$1,130,000	\$792,000
Market Value per SqFt	\$62.00	\$43.80	\$35.90
Distance from Condominium in miles		0.45	0.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7504	3-02409-0015	3-02421-0035
Condominium Section	2012-R1		
Address	24 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2006	1911	1915
Gross SqFt	19,540	14,470	21,744
Estimated Gross Income	\$428,400	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$1,860,006	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7505	3-02409-0015	3-02421-0035
Condominium Section	2013-R1		
Address	28 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2006	1911	1915
Gross SqFt	21,528	14,470	21,744
Estimated Gross Income	\$471,893	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$2,050,004	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7506	3-02409-0015	3-02421-0035
Condominium Section	2072-R1		
Address	18 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2006	1911	1915
Gross SqFt	21,338	14,470	21,744
Estimated Gross Income	\$467,728	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$2,030,002	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7507	3-02409-0015	3-02421-0035
Condominium Section	2083-R1		
Address	14 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2006	1911	1915
Gross SqFt	22,253	14,470	21,744
Estimated Gross Income	\$487,785	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$2,119,998	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7508	3-02409-0015	3-02421-0035
Condominium Section	2167-R1		
Address	232 LEE AVENUE	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	24	29
Year Built	2007	1911	1915
Gross SqFt	19,400	14,470	21,744
Estimated Gross Income	\$425,248	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$1,849,998	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7509	3-02409-0015	3-02421-0035
Condominium Section	2356-R1		
Address	8 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2007	1911	1915
Gross SqFt	29,200	14,470	21,744
Estimated Gross Income	\$640,064	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$2,780,000	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02235-7510	3-02409-0015	3-02421-0035
Condominium Section	2355-R1		
Address	4 LYNCH STREET	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	24	29
Year Built	2006	1911	1915
Gross SqFt	21,570	14,470	21,744
Estimated Gross Income	\$472,814	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$2,050,000	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02237-7511	3-02132-0016	3-02183-0058
Condominium Section	893-R1		
Address	118 HARRISON AVENUE	158 BROADWAY	189 ROSS STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	13	35
Year Built	2001	2002	1925
Gross SqFt	26,819	24,949	25,800
Estimated Gross Income	\$403,200	\$369,671	\$434,132
Gross Income per SqFt	\$15.03	\$14.82	\$16.83
Full Market Value	\$1,600,001	\$1,250,000	\$1,130,000
Market Value per SqFt	\$60.00	\$50.00	\$43.80
Distance from Condominium in miles		0.75	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02238-7504	3-02396-0001	3-02732-0005
Condominium Section	1376-R1		
Address	532 BROADWAY	318 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	35	33	25
Year Built	0	1920	1920
Gross SqFt	61,764	45,000	32,532
Estimated Gross Income	\$1,326,073	\$1,282,472	\$951,370
Gross Income per SqFt	\$21.47	\$28.50	\$29.20
Full Market Value	\$5,759,991	\$5,310,000	\$4,430,000
Market Value per SqFt	\$93.00	\$118.00	\$136.00
Distance from Condominium in miles		0.65	0.95

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7507	3-02424-0006	3-02424-0016
Condominium Section	1019-R1		
Address	51 LORIMER STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	29	24
Year Built	2003	1920	1915
Gross SqFt	24,787	24,126	23,000
Estimated Gross Income	\$450,379	\$450,656	\$400,572
Gross Income per SqFt	\$18.17	\$18.68	\$17.42
Full Market Value	\$1,780,005	\$955,000	\$849,000
Market Value per SqFt	\$72.00	\$39.60	\$36.90
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7509	3-02424-0006	3-02424-0016
Condominium Section	1018-R1		
Address	57 LORIMER STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	29	24
Year Built	0	1920	1915
Gross SqFt	24,787	24,126	23,000
Estimated Gross Income	\$450,379	\$450,656	\$400,572
Gross Income per SqFt	\$18.17	\$18.68	\$17.42
Full Market Value	\$1,779,999	\$955,000	\$849,000
Market Value per SqFt	\$72.00	\$39.60	\$36.90
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7511	3-02424-0006	3-02424-0016
Condominium Section	1182-R1		
Address	40 MIDDLETON STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	24
Year Built	2002	1920	1915
Gross SqFt	27,648	24,126	23,000
Estimated Gross Income	\$502,364	\$450,656	\$400,572
Gross Income per SqFt	\$18.17	\$18.68	\$17.42
Full Market Value	\$1,990,000	\$955,000	\$849,000
Market Value per SqFt	\$72.00	\$39.60	\$36.90
Distance from Condominium in miles		0.60	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7512	3-02424-0006	3-02396-0027
Condominium Section	1075-R1		
Address	82 MIDDLETON STREET	354 SOUTH 2 STREET	279 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	29	22
Year Built	2002	1920	1910
Gross SqFt	17,772	24,126	16,250
Estimated Gross Income	\$322,917	\$450,656	\$278,262
Gross Income per SqFt	\$18.17	\$18.68	\$17.12
Full Market Value	\$1,279,999	\$955,000	\$590,000
Market Value per SqFt	\$72.00	\$39.60	\$36.30
Distance from Condominium in miles		0.60	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7513	3-02424-0006	3-02396-0027
Condominium Section	1076-R1		
Address	86 MIDDLETON STREET	354 SOUTH 2 STREET	279 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	29	22
Year Built	2002	1920	1910
Gross SqFt	15,052	24,126	16,250
Estimated Gross Income	\$273,494	\$450,656	\$278,262
Gross Income per SqFt	\$18.17	\$18.68	\$17.12
Full Market Value	\$1,080,004	\$955,000	\$590,000
Market Value per SqFt	\$72.00	\$39.60	\$36.30
Distance from Condominium in miles		0.60	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7514	3-02424-0006	3-02396-0027
Condominium Section	1077-R1		
Address	90 MIDDLETON STREET	354 SOUTH 2 STREET	279 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	29	22
Year Built	2002	1920	1910
Gross SqFt	16,059	24,126	16,250
Estimated Gross Income	\$291,792	\$450,656	\$278,262
Gross Income per SqFt	\$18.17	\$18.68	\$17.12
Full Market Value	\$1,150,006	\$955,000	\$590,000
Market Value per SqFt	\$72.00	\$39.60	\$36.30
Distance from Condominium in miles		0.60	0.80

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7516	3-02424-0006	3-02424-0016
Condominium Section	1137-R1		
Address	5 UNKNOWN	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	24
Year Built	2002	1920	1915
Gross SqFt	28,727	24,126	23,000
Estimated Gross Income	\$521,969	\$450,656	\$400,572
Gross Income per SqFt	\$18.17	\$18.68	\$17.42
Full Market Value	\$2,070,000	\$955,000	\$849,000
Market Value per SqFt	\$72.00	\$39.60	\$36.90
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7518	3-02424-0006	3-02424-0016
Condominium Section	1104-R1		
Address	13 LORIMER STREET	354 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	29	24
Year Built	2003	1920	1915
Gross SqFt	21,510	24,126	23,000
Estimated Gross Income	\$390,836	\$450,656	\$400,572
Gross Income per SqFt	\$18.17	\$18.68	\$17.42
Full Market Value	\$1,550,004	\$955,000	\$849,000
Market Value per SqFt	\$72.00	\$39.60	\$36.90
Distance from Condominium in miles		0.60	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7528	3-02421-0018	3-02424-0006
Condominium Section	1235-R1		
Address	115 LORIMER STREET	286 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	36	29
Year Built	2004	1910	1920
Gross SqFt	25,452	26,532	24,126
Estimated Gross Income	\$462,462	\$531,148	\$450,656
Gross Income per SqFt	\$18.17	\$20.02	\$18.68
Full Market Value	\$1,830,000	\$1,990,000	\$955,000
Market Value per SqFt	\$72.00	\$75.00	\$39.60
Distance from Condominium in miles		0.65	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7529	3-02421-0018	3-02424-0006
Condominium Section	1237-R1		
Address	119 LORIMER STREET	286 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	36	29
Year Built	2004	1910	1920
Gross SqFt	26,950	26,532	24,126
Estimated Gross Income	\$489,681	\$531,148	\$450,656
Gross Income per SqFt	\$18.17	\$20.02	\$18.68
Full Market Value	\$1,940,000	\$1,990,000	\$955,000
Market Value per SqFt	\$72.00	\$75.00	\$39.60
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7530	3-02421-0018	3-02424-0006
Condominium Section	1242-R1		
Address	146 MIDDLETON STREET	286 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	36	29
Year Built	2004	1910	1920
Gross SqFt	23,692	26,532	24,126
Estimated Gross Income	\$430,483	\$531,148	\$450,656
Gross Income per SqFt	\$18.17	\$20.02	\$18.68
Full Market Value	\$1,699,999	\$1,990,000	\$955,000
Market Value per SqFt	\$72.00	\$75.00	\$39.60
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7531	3-02421-0018	3-02424-0006
Condominium Section	1246-R1		
Address	150 MIDDLETON STREET	286 SOUTH 2 STREET	354 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	36	29
Year Built	2004	1910	1920
Gross SqFt	25,452	26,532	24,126
Estimated Gross Income	\$462,462	\$531,148	\$450,656
Gross Income per SqFt	\$18.17	\$20.02	\$18.68
Full Market Value	\$1,830,000	\$1,990,000	\$955,000
Market Value per SqFt	\$72.00	\$75.00	\$39.60
Distance from Condominium in miles		0.65	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02242-7503	3-02421-0018	3-02412-0027
Condominium Section	1815-R1		
Address	218 MIDDLETON STREET	286 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	36	25
Year Built	2005	1910	1920
Gross SqFt	32,189	26,532	28,800
Estimated Gross Income	\$584,874	\$531,148	\$547,883
Gross Income per SqFt	\$18.17	\$20.02	\$19.02
Full Market Value	\$2,310,001	\$1,990,000	\$1,160,000
Market Value per SqFt	\$72.00	\$75.00	\$40.30
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02242-7504	3-02421-0018	3-02412-0027
Condominium Section	2057-R1		
Address	210 MIDDLETON STREET	286 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	36	25
Year Built	0	1910	1920
Gross SqFt	27,224	26,532	28,800
Estimated Gross Income	\$494,660	\$531,148	\$547,883
Gross Income per SqFt	\$18.17	\$20.02	\$19.02
Full Market Value	\$1,960,000	\$1,990,000	\$1,160,000
Market Value per SqFt	\$72.00	\$75.00	\$40.30
Distance from Condominium in miles		0.65	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02244-7501	3-02305-0018	3-03303-0001
Condominium Section	663-R1		
Address	2 LEE AVENUE	193 NORTH 9 STREET	415 BLEECKER STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-NORTH	WYCKOFF HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	115	68	150
Year Built	1998	1930	1986
Gross SqFt	200,632	105,718	107,000
Estimated Gross Income	\$3,410,744	\$3,527,222	\$1,839,904
Gross Income per SqFt	\$17.00	\$33.40	\$17.20
Full Market Value	\$13,433,708	\$16,400,000	\$3,900,000
Market Value per SqFt	\$67.00	\$155.00	\$36.40
Distance from Condominium in miles		1.25	2.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02250-7501	3-02130-0017	3-02424-0012
Condominium Section	873-R1		
Address	165 HARRISON AVENUE	84 BROADWAY	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	32	25	30
Year Built	2000	1920	1915
Gross SqFt	39,000	26,631	21,197
Estimated Gross Income	\$837,330	\$591,705	\$470,568
Gross Income per SqFt	\$21.47	\$22.22	\$22.20
Full Market Value	\$3,640,000	\$2,450,000	\$998,000
Market Value per SqFt	\$93.00	\$92.00	\$47.10
Distance from Condominium in miles		1.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7501	3-02421-0018	3-02412-0027
Condominium Section	1025-R1		
Address	341 WALLABOUT STREET	286 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	36	25
Year Built	2001	1910	1920
Gross SqFt	29,866	26,532	28,800
Estimated Gross Income	\$566,558	\$531,148	\$547,883
Gross Income per SqFt	\$18.97	\$20.02	\$19.02
Full Market Value	\$2,240,004	\$1,990,000	\$1,160,000
Market Value per SqFt	\$75.00	\$75.00	\$40.30
Distance from Condominium in miles		0.75	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7502	3-02130-0017	3-02421-0035
Condominium Section	1699-R1		
Address	37 THROOP AVENUE	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	18	25	29
Year Built	2006	1920	1915
Gross SqFt	23,938	26,631	21,744
Estimated Gross Income	\$526,636	\$591,705	\$454,364
Gross Income per SqFt	\$22.00	\$22.22	\$20.90
Full Market Value	\$2,290,008	\$2,450,000	\$963,000
Market Value per SqFt	\$96.00	\$92.00	\$44.30
Distance from Condominium in miles		1.10	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7503	3-02130-0017	3-02421-0035
Condominium Section	1705-R1		
Address	41 THROOP AVENUE	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	17	25	29
Year Built	2006	1920	1915
Gross SqFt	22,389	26,631	21,744
Estimated Gross Income	\$492,558	\$591,705	\$454,364
Gross Income per SqFt	\$22.00	\$22.22	\$20.90
Full Market Value	\$2,139,993	\$2,450,000	\$963,000
Market Value per SqFt	\$96.00	\$92.00	\$44.30
Distance from Condominium in miles		1.10	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7504	3-02421-0035	3-02421-0035
Condominium Section	1704-R1		
Address	33 THROOP AVENUE	247 SOUTH 3 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	29	29
Year Built	2006	1915	1915
Gross SqFt	20,004	21,744	21,744
Estimated Gross Income	\$440,088	\$454,364	\$454,364
Gross Income per SqFt	\$22.00	\$20.90	\$20.90
Full Market Value	\$1,910,004	\$963,000	\$963,000
Market Value per SqFt	\$95.00	\$44.30	\$44.30
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02260-7501	3-02183-0058	3-02412-0027
Condominium Section	1099-R1		
Address	760 KENT AVENUE	189 ROSS STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	33	35	25
Year Built	2004	1925	1920
Gross SqFt	40,200	25,800	28,800
Estimated Gross Income	\$683,400	\$434,132	\$547,883
Gross Income per SqFt	\$17.00	\$16.83	\$19.02
Full Market Value	\$2,700,003	\$1,130,000	\$1,160,000
Market Value per SqFt	\$67.00	\$43.80	\$40.30
Distance from Condominium in miles		0.55	0.90

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7503	3-02413-0031	3-02424-0016
Condominium Section	1355-R1		
Address	132 WALLABOUT STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,331	20,295	23,000
Estimated Gross Income	\$427,495	\$367,193	\$400,572
Gross Income per SqFt	\$17.57	\$18.09	\$17.42
Full Market Value	\$1,690,002	\$778,000	\$849,000
Market Value per SqFt	\$69.00	\$38.30	\$36.90
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7504	3-02413-0031	3-02424-0016
Condominium Section	1354-R1		
Address	136 WALLABOUT STREET	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,331	20,295	23,000
Estimated Gross Income	\$427,495	\$367,193	\$400,572
Gross Income per SqFt	\$17.57	\$18.09	\$17.42
Full Market Value	\$1,690,002	\$778,000	\$849,000
Market Value per SqFt	\$69.00	\$38.30	\$36.90
Distance from Condominium in miles		0.80	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7505	3-02413-0031	3-02424-0016
Condominium Section	1356-R1		
Address	429 FLUSHING AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	22	24
Year Built	2003	1915	1915
Gross SqFt	24,635	20,295	23,000
Estimated Gross Income	\$432,836	\$367,193	\$400,572
Gross Income per SqFt	\$17.57	\$18.09	\$17.42
Full Market Value	\$1,710,000	\$778,000	\$849,000
Market Value per SqFt	\$69.00	\$38.30	\$36.90
Distance from Condominium in miles		0.80	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7506	3-02409-0015	3-02424-0012
Condominium Section	1350-R1		
Address	417 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	30
Year Built	2004	1911	1915
Gross SqFt	16,303	14,470	21,197
Estimated Gross Income	\$332,092	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,439,999	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7507	3-02409-0015	3-02409-0008
Condominium Section	1352-R1		
Address	730 BEDFORD AVENUE	276 SOUTH 1 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	24	24
Year Built	2004	1911	1915
Gross SqFt	14,998	14,470	15,836
Estimated Gross Income	\$306,709	\$304,835	\$328,416
Gross Income per SqFt	\$20.45	\$21.07	\$20.74
Full Market Value	\$1,330,000	\$646,000	\$696,000
Market Value per SqFt	\$89.00	\$44.60	\$44.00
Distance from Condominium in miles		0.85	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7508	3-02396-0001	3-02412-0027
Condominium Section	1567-R1		
Address	405 FLUSHING AVENUE	318 GRAND STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	27	33	25
Year Built	2006	1920	1920
Gross SqFt	39,038	45,000	28,800
Estimated Gross Income	\$737,818	\$1,282,472	\$547,883
Gross Income per SqFt	\$18.90	\$28.50	\$19.02
Full Market Value	\$2,919,999	\$5,310,000	\$1,160,000
Market Value per SqFt	\$75.00	\$118.00	\$40.30
Distance from Condominium in miles		0.90	0.80

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7502	3-02147-0021	3-02157-0037
Condominium Section	1201-R1		
Address	713 BEDFORD AVENUE	142 SOUTH 9 STREET	77 DIVISION AVENUE
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	41	35
Year Built	2004	1915	1915
Gross SqFt	20,148	29,340	25,500
Estimated Gross Income	\$311,891	\$391,102	\$451,003
Gross Income per SqFt	\$15.48	\$13.33	\$17.69
Full Market Value	\$1,230,000	\$1,220,000	\$1,690,000
Market Value per SqFt	\$61.00	\$41.60	\$66.00
Distance from Condominium in miles		0.75	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7503	3-02147-0021	3-02132-0016
Condominium Section	1202-R1		
Address	717 BEDFORD AVENUE	142 SOUTH 9 STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	41	13
Year Built	2002	1915	2002
Gross SqFt	20,931	29,340	24,949
Estimated Gross Income	\$324,000	\$391,102	\$369,671
Gross Income per SqFt	\$15.48	\$13.33	\$14.82
Full Market Value	\$1,280,003	\$1,220,000	\$1,250,000
Market Value per SqFt	\$61.00	\$41.60	\$50.00
Distance from Condominium in miles		0.75	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7504	3-02147-0021	3-02406-0038
Condominium Section	1203-R1		
Address	721 BEDFORD AVENUE	142 SOUTH 9 STREET	155 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	41	22
Year Built	2002	1915	1907
Gross SqFt	15,840	29,340	17,916
Estimated Gross Income	\$265,043	\$391,102	\$317,377
Gross Income per SqFt	\$16.73	\$13.33	\$17.71
Full Market Value	\$1,050,001	\$1,220,000	\$1,190,000
Market Value per SqFt	\$66.00	\$41.60	\$66.00
Distance from Condominium in miles		0.75	1.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7505	3-02409-0015	3-02421-0035
Condominium Section	2015-R1		
Address	463 FLUSHING AVENUE	276 SOUTH 1 STREET	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	29
Year Built	2006	1911	1915
Gross SqFt	19,823	14,470	21,744
Estimated Gross Income	\$434,520	\$304,835	\$454,364
Gross Income per SqFt	\$21.92	\$21.07	\$20.90
Full Market Value	\$1,890,000	\$646,000	\$963,000
Market Value per SqFt	\$95.00	\$44.60	\$44.30
Distance from Condominium in miles		0.85	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7506	3-02130-0017	3-02408-0007
Condominium Section	2016-R1		
Address	461 FLUSHING AVENUE	84 BROADWAY	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	14	25	21
Year Built	2006	1920	1912
Gross SqFt	24,214	26,631	23,400
Estimated Gross Income	\$530,770	\$591,705	\$517,085
Gross Income per SqFt	\$21.92	\$22.22	\$22.10
Full Market Value	\$2,300,004	\$2,450,000	\$1,100,000
Market Value per SqFt	\$95.00	\$92.00	\$47.00
Distance from Condominium in miles		0.95	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7504	3-02183-0058	3-02424-0016
Condominium Section	699-R1		
Address	254 WALLABOUT STREET	189 ROSS STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	35	24
Year Built	1931	1925	1915
Gross SqFt	40,294	25,800	23,000
Estimated Gross Income	\$669,686	\$434,132	\$400,572
Gross Income per SqFt	\$16.62	\$16.83	\$17.42
Full Market Value	\$2,270,004	\$1,130,000	\$849,000
Market Value per SqFt	\$56.00	\$43.80	\$36.90
Distance from Condominium in miles		0.60	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7507	3-02408-0007	3-02412-0027
Condominium Section	878-R1		
Address	248 WALLABOUT STREET	226 SOUTH 1 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	28	21	25
Year Built	2001	1912	1920
Gross SqFt	38,600	23,400	28,800
Estimated Gross Income	\$808,284	\$517,085	\$547,883
Gross Income per SqFt	\$20.94	\$22.10	\$19.02
Full Market Value	\$3,510,004	\$1,100,000	\$1,160,000
Market Value per SqFt	\$91.00	\$47.00	\$40.30
Distance from Condominium in miles		0.90	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7508	3-02409-0015	3-02424-0012
Condominium Section	939-R1		
Address	547 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	2001	1911	1915
Gross SqFt	16,637	14,470	21,197
Estimated Gross Income	\$338,895	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,469,998	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7509	3-02409-0015	3-02424-0012
Condominium Section	940-R1		
Address	543 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	2001	1911	1915
Gross SqFt	16,637	14,470	21,197
Estimated Gross Income	\$338,895	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,470,002	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7510	3-02409-0015	3-02424-0012
Condominium Section	941-R1		
Address	551 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	2003	1911	1915
Gross SqFt	16,637	14,470	21,197
Estimated Gross Income	\$338,895	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,470,000	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7511	3-02409-0015	3-02424-0012
Condominium Section	942-R1		
Address	555 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	0	1911	1915
Gross SqFt	16,648	14,470	21,197
Estimated Gross Income	\$339,119	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,470,000	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7512	3-02409-0015	3-02424-0012
Condominium Section	949-R1		
Address	559 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	2002	1911	1915
Gross SqFt	14,000	14,470	21,197
Estimated Gross Income	\$285,180	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,240,001	\$646,000	\$998,000
Market Value per SqFt	\$89.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7513	3-02130-0017	3-02396-0001
Condominium Section	1284-R1		
Address	282 WALLABOUT STREET	84 BROADWAY	318 GRAND STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	28	25	33
Year Built	2003	1920	1920
Gross SqFt	45,000	26,631	45,000
Estimated Gross Income	\$916,650	\$591,705	\$1,282,472
Gross Income per SqFt	\$20.37	\$22.22	\$28.50
Full Market Value	\$3,979,997	\$2,450,000	\$5,310,000
Market Value per SqFt	\$88.00	\$92.00	\$118.00
Distance from Condominium in miles		1.05	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7514	3-02130-0017	3-02424-0012
Condominium Section	1283-R1		
Address	274 WALLABOUT STREET	84 BROADWAY	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	28	25	30
Year Built	2005	1920	1915
Gross SqFt	32,854	26,631	21,197
Estimated Gross Income	\$687,962	\$591,705	\$470,568
Gross Income per SqFt	\$20.94	\$22.22	\$22.20
Full Market Value	\$2,990,000	\$2,450,000	\$998,000
Market Value per SqFt	\$91.00	\$92.00	\$47.10
Distance from Condominium in miles		1.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7515	3-02130-0017	3-02424-0012
Condominium Section	1313-R1		
Address	298 WALLABOUT STREET	84 BROADWAY	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	20	25	30
Year Built	2005	1920	1915
Gross SqFt	32,291	26,631	21,197
Estimated Gross Income	\$676,173	\$591,705	\$470,568
Gross Income per SqFt	\$20.94	\$22.22	\$22.20
Full Market Value	\$2,940,000	\$2,450,000	\$998,000
Market Value per SqFt	\$91.00	\$92.00	\$47.10
Distance from Condominium in miles		1.05	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7518	3-02130-0017	3-02424-0012
Condominium Section	1287-R1		
Address	268 WALLABOUT STREET	84 BROADWAY	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	28	25	30
Year Built	2005	1920	1915
Gross SqFt	32,523	26,631	21,197
Estimated Gross Income	\$681,031	\$591,705	\$470,568
Gross Income per SqFt	\$20.94	\$22.22	\$22.20
Full Market Value	\$2,840,000	\$2,450,000	\$998,000
Market Value per SqFt	\$87.00	\$92.00	\$47.10
Distance from Condominium in miles		1.05	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7520	3-02409-0015	3-02424-0012
Condominium Section	1337-R1		
Address	593 FLUSHING AVENUE	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	30
Year Built	2005	1911	1915
Gross SqFt	17,940	14,470	21,197
Estimated Gross Income	\$365,437	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,590,000	\$646,000	\$998,000
Market Value per SqFt	\$89.00	\$44.60	\$47.10
Distance from Condominium in miles		0.85	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7521	3-02130-0017	3-02424-0012
Condominium Section	1336-R1		
Address	290 WALLABOUT STREET	84 BROADWAY	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	28	25	30
Year Built	2005	1920	1915
Gross SqFt	38,717	26,631	21,197
Estimated Gross Income	\$810,733	\$591,705	\$470,568
Gross Income per SqFt	\$20.94	\$22.22	\$22.20
Full Market Value	\$3,519,998	\$2,450,000	\$998,000
Market Value per SqFt	\$91.00	\$92.00	\$47.10
Distance from Condominium in miles		1.05	0.70

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7501	3-02396-0001	3-02789-0011
Condominium Section	807-R1		
Address	111 GERRY STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	25	33	27
Year Built	2001	1920	1920
Gross SqFt	43,571	45,000	48,000
Estimated Gross Income	\$697,136	\$1,282,472	\$866,384
Gross Income per SqFt	\$16.00	\$28.50	\$18.05
Full Market Value	\$2,759,995	\$5,310,000	\$3,240,000
Market Value per SqFt	\$63.00	\$118.00	\$68.00
Distance from Condominium in miles		0.85	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7502	3-02409-0011	3-02433-0018
Condominium Section	983-R1		
Address	59 THROOP AVENUE	264 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	24	30
Year Built	2002	1915	1920
Gross SqFt	21,000	15,836	19,422
Estimated Gross Income	\$373,170	\$304,835	\$348,814
Gross Income per SqFt	\$17.77	\$19.25	\$17.96
Full Market Value	\$1,399,996	\$646,000	\$1,300,000
Market Value per SqFt	\$67.00	\$40.80	\$67.00
Distance from Condominium in miles		0.80	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7503	3-02421-0018	3-02412-0027
Condominium Section	1027-R1		
Address	49 THROOP AVENUE	286 SOUTH 2 STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	26	36	25
Year Built	2000	1910	1920
Gross SqFt	40,232	26,532	28,800
Estimated Gross Income	\$765,212	\$531,148	\$547,883
Gross Income per SqFt	\$19.02	\$20.02	\$19.02
Full Market Value	\$3,030,001	\$1,990,000	\$1,160,000
Market Value per SqFt	\$75.00	\$75.00	\$40.30
Distance from Condominium in miles		0.80	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02276-7501	3-02409-0009	3-02412-0033
Condominium Section	1998-R1		
Address	721 FLUSHING AVENUE	262 SOUTH 1 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	14	24	24
Year Built	2006	1915	1919
Gross SqFt	14,400	15,836	19,104
Estimated Gross Income	\$279,360	\$328,416	\$400,572
Gross Income per SqFt	\$19.40	\$20.74	\$20.97
Full Market Value	\$1,210,000	\$696,000	\$849,000
Market Value per SqFt	\$84.00	\$44.00	\$44.40
Distance from Condominium in miles		1.00	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02297-7501	3-02183-0058	3-02412-0027
Condominium Section	1426-R1		
Address	55 BERRY STREET	189 ROSS STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	45	35	25
Year Built	1900	1925	1920
Gross SqFt	51,213	25,800	28,800
Estimated Gross Income	\$870,621	\$434,132	\$547,883
Gross Income per SqFt	\$17.00	\$16.83	\$19.02
Full Market Value	\$3,449,999	\$1,130,000	\$1,160,000
Market Value per SqFt	\$67.00	\$43.80	\$40.30
Distance from Condominium in miles		0.95	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02297-7502	3-02305-0018	
Condominium Section	2341-R1		
Address	125 NORTH 10 STREET	193 NORTH 9 STREET	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	86	68	
Year Built	2007	1930	
Gross SqFt	85,905	105,718	
Estimated Gross Income	\$1,796,273	\$3,527,222	
Gross Income per SqFt	\$20.91	\$33.40	
Full Market Value	\$6,720,002	\$16,400,000	
Market Value per SqFt	\$78.00	\$155.00	
Distance from Condominium in miles		0.10	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02298-7501	3-02789-0011	3-02732-0005
Condominium Section	1935-R1		
Address	170 WEST 11 STREET	740 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	28	27	25
Year Built	2006	1920	1920
Gross SqFt	24,885	48,000	32,532
Estimated Gross Income	\$527,562	\$866,384	\$951,370
Gross Income per SqFt	\$21.20	\$18.05	\$29.20
Full Market Value	\$2,290,004	\$3,240,000	\$4,430,000
Market Value per SqFt	\$92.00	\$68.00	\$136.00
Distance from Condominium in miles		0.85	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02298-7502	3-02409-0009	3-02412-0033
Condominium Section	2234-R1		
Address	165 NORTH 10 STREET	262 SOUTH 1 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	13	24	24
Year Built	2007	1915	1919
Gross SqFt	11,576	15,836	19,104
Estimated Gross Income	\$231,520	\$328,416	\$400,572
Gross Income per SqFt	\$20.00	\$20.74	\$20.97
Full Market Value	\$1,010,000	\$696,000	\$849,000
Market Value per SqFt	\$87.00	\$44.00	\$44.40
Distance from Condominium in miles		0.55	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02303-7501	3-02130-0017	3-02412-0027
Condominium Section	2440-R1		
Address	72 BERRY STREET	84 BROADWAY	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	26	25	25
Year Built	1910	1920	1920
Gross SqFt	35,801	26,631	28,800
Estimated Gross Income	\$624,000	\$591,705	\$547,883
Gross Income per SqFt	\$17.43	\$22.22	\$19.02
Full Market Value	\$2,330,003	\$2,450,000	\$1,160,000
Market Value per SqFt	\$65.00	\$92.00	\$40.30
Distance from Condominium in miles		0.80	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02309-7501	3-02396-0001	3-02789-0011
Condominium Section	1983-R1		
Address	47 NORTH 8 STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	40	33	27
Year Built	2007	1920	1920
Gross SqFt	40,773	45,000	48,000
Estimated Gross Income	\$803,400	\$1,282,472	\$866,384
Gross Income per SqFt	\$19.70	\$28.50	\$18.05
Full Market Value	\$3,489,995	\$5,310,000	\$3,240,000
Market Value per SqFt	\$86.00	\$118.00	\$68.00
Distance from Condominium in miles		0.60	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02313-7501	3-02368-0029	3-02396-0027
Condominium Section	2053-R1		
Address	234 NORTH 9 STREET	94 HAVEMEYER STREET	279 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	11	29	22
Year Built	0	1916	1910
Gross SqFt	11,383	21,380	16,250
Estimated Gross Income	\$212,520	\$402,352	\$278,262
Gross Income per SqFt	\$18.67	\$18.82	\$17.12
Full Market Value	\$795,001	\$1,500,000	\$590,000
Market Value per SqFt	\$70.00	\$70.00	\$36.30
Distance from Condominium in miles		0.25	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02319-7501	3-00407-0026	3-02658-0026
Condominium Section	2533-R1		
Address	144 NORTH 8 STREET	126 4 AVENUE	101 SUTTON STREET
Neighborhood	WILLIAMSBURG-NORTH	GOWANUS	GREENPOINT
Building Classification	R9-CONDOPS	D1-ELEVATOR	C1-WALK-UP
Total Units	41	49	37
Year Built	2009	2006	1931
Gross SqFt	50,445	62,292	57,927
Estimated Gross Income	\$0	\$1,029,439	\$1,017,756
Gross Income per SqFt	\$0.00	\$16.53	\$17.57
Full Market Value	\$1,624,702	\$3,480,000	\$3,810,000
Market Value per SqFt	\$32.20	\$56.00	\$66.00
Distance from Condominium in miles		2.90	1.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02321-7501	3-01892-0061	
Condominium Section	1552-R1		
Address	230 NORTH 8 STREET	98 GRAND AVENUE	
Neighborhood	WILLIAMSBURG-NORTH	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	36	26	
Year Built	2004	1946	
Gross SqFt	52,477	25,000	
Estimated Gross Income	\$1,036,800	\$557,973	
Gross Income per SqFt	\$19.76	\$22.32	
Full Market Value	\$4,500,001	\$2,310,000	
Market Value per SqFt	\$86.00	\$92.00	
Distance from Condominium in miles		1.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02324-7501	3-02764-0008	3-02305-0018
Condominium Section	1753-R1		
Address	27 NORTH 6 STREET	692 METROPOLITAN AVENUE	193 NORTH 9 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST	WILLIAMSBURG-NORTH
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	96	35	68
Year Built	2007	1930	1930
Gross SqFt	85,701	37,500	105,718
Estimated Gross Income	\$2,015,687	\$1,074,387	\$3,527,222
Gross Income per SqFt	\$23.52	\$28.70	\$33.40
Full Market Value	\$7,607,587	\$4,450,000	\$16,400,000
Market Value per SqFt	\$89.00	\$119.00	\$155.00
Distance from Condominium in miles		1.10	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02326-7501	3-02130-0017	3-02437-0003
Condominium Section	2138-R1		
Address	120 NORTH 7 STREET	84 BROADWAY	350 KEAP STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	27	25	29
Year Built	2007	1920	1912
Gross SqFt	30,567	26,631	20,430
Estimated Gross Income	\$648,000	\$591,705	\$454,364
Gross Income per SqFt	\$21.20	\$22.22	\$22.24
Full Market Value	\$2,828,000	\$2,450,000	\$963,000
Market Value per SqFt	\$93.00	\$92.00	\$47.10
Distance from Condominium in miles		0.70	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02332-7501	3-02305-0018	3-00271-0001
Condominium Section	1754-R1		
Address	34 NORTH 6 STREET	193 NORTH 9 STREET	205 STATE STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	347	68	364
Year Built	2007	1930	2003
Gross SqFt	216,485	105,718	242,752
Estimated Gross Income	\$5,091,727	\$3,527,222	\$6,106,286
Gross Income per SqFt	\$23.52	\$33.40	\$25.20
Full Market Value	\$12,899,690	\$16,400,000	\$25,300,000
Market Value per SqFt	\$60.00	\$155.00	\$104.00
Distance from Condominium in miles		0.45	2.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02334-7501	3-02368-0029	3-02412-0027
Condominium Section	2415-R1		
Address	101 NORTH 5 STREET	94 HAVEMEYER STREET	367 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	40	29	25
Year Built	2009	1916	1920
Gross SqFt	35,169	21,380	28,800
Estimated Gross Income	\$684,000	\$402,352	\$547,883
Gross Income per SqFt	\$19.45	\$18.82	\$19.02
Full Market Value	\$2,590,074	\$1,500,000	\$1,160,000
Market Value per SqFt	\$74.00	\$70.00	\$40.30
Distance from Condominium in miles		0.35	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02340-7501	3-02305-0018	3-00271-0001
Condominium Section	1979-R1		
Address	1 NORTH PIER	193 NORTH 9 STREET	205 STATE STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	DOWNTOWN-FULTON MALL
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	181	68	364
Year Built	2007	1930	2003
Gross SqFt	206,621	105,718	242,752
Estimated Gross Income	\$4,344,000	\$3,527,222	\$6,106,286
Gross Income per SqFt	\$21.02	\$33.40	\$25.20
Full Market Value	\$18,900,022	\$16,400,000	\$25,300,000
Market Value per SqFt	\$91.00	\$155.00	\$104.00
Distance from Condominium in miles		0.50	2.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02340-7502	3-02396-0001	3-02789-0011
Condominium Section	2374-R1		
Address	20 NORTH 5 STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R9-CONDOPS	D7-ELEVATOR	D5-ELEVATOR
Total Units	114	33	27
Year Built	2007	1920	1920
Gross SqFt	112,265	45,000	48,000
Estimated Gross Income	\$2,611,283	\$1,282,472	\$866,384
Gross Income per SqFt	\$23.26	\$28.50	\$18.05
Full Market Value	\$10,800,000	\$5,310,000	\$3,240,000
Market Value per SqFt	\$96.00	\$118.00	\$68.00
Distance from Condominium in miles		0.65	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02342-7501	3-02732-0005	3-02764-0008
Condominium Section	2539-R1		
Address	90 NORTH 5 STREET	68 RICHARDSON STREET	692 METROPOLITAN AVENUE
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	34	25	35
Year Built	2007	1920	1930
Gross SqFt	30,712	32,532	37,500
Estimated Gross Income	\$612,000	\$951,370	\$1,074,387
Gross Income per SqFt	\$19.93	\$29.20	\$28.70
Full Market Value	\$2,290,000	\$4,430,000	\$4,450,000
Market Value per SqFt	\$75.00	\$136.00	\$119.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02344-7501	3-02494-0026	3-02420-0043
Condominium Section	2111-R1		
Address	161 NORTH 4 STREET	233 FRANKLIN STREET	209 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	37	20	20
Year Built	2007	1920	1910
Gross SqFt	29,317	27,309	23,700
Estimated Gross Income	\$534,448	\$595,838	\$517,085
Gross Income per SqFt	\$18.23	\$21.82	\$21.82
Full Market Value	\$2,000,002	\$2,470,000	\$1,100,000
Market Value per SqFt	\$68.00	\$90.00	\$46.40
Distance from Condominium in miles		1.30	0.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02344-7502	3-02130-0017	3-02396-0001
Condominium Section	2402-R1		
Address	150 NORTH 5 STREET	84 BROADWAY	318 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	31	25	33
Year Built	1910	1920	1920
Gross SqFt	47,500	26,631	45,000
Estimated Gross Income	\$930,000	\$591,705	\$1,282,472
Gross Income per SqFt	\$19.58	\$22.22	\$28.50
Full Market Value	\$3,480,000	\$2,450,000	\$5,310,000
Market Value per SqFt	\$73.00	\$92.00	\$118.00
Distance from Condominium in miles		0.55	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02344-7503	3-02408-0038	3-02409-0015
Condominium Section	2679-R1		
Address	155 NORTH 4 STREET	233 SOUTH 2 STREET	276 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R9-CONDOPS	D9-ELEVATOR	D9-ELEVATOR
Total Units	20	11	24
Year Built	1960	1907	1911
Gross SqFt	30,000	13,412	14,470
Estimated Gross Income	\$0	\$284,396	\$304,835
Gross Income per SqFt	\$0.00	\$21.20	\$21.07
Full Market Value	\$809,531	\$603,000	\$646,000
Market Value per SqFt	\$27.00	\$45.00	\$44.60
Distance from Condominium in miles		0.25	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02346-7502	3-02130-0017	3-02408-0007
Condominium Section	2188-R1		
Address	349 METROPOLITAN AVENUE	84 BROADWAY	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	35	25	21
Year Built	2007	1920	1912
Gross SqFt	29,315	26,631	23,400
Estimated Gross Income	\$616,787	\$591,705	\$517,085
Gross Income per SqFt	\$21.04	\$22.22	\$22.10
Full Market Value	\$2,680,002	\$2,450,000	\$1,100,000
Market Value per SqFt	\$91.00	\$92.00	\$47.00
Distance from Condominium in miles		0.60	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02350-7501	3-02396-0001	3-02789-0011
Condominium Section	1782-R1		
Address	85 NORTH 3 STREET	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	63	33	27
Year Built	1910	1920	1920
Gross SqFt	105,657	45,000	48,000
Estimated Gross Income	\$2,457,320	\$1,282,472	\$866,384
Gross Income per SqFt	\$23.26	\$28.50	\$18.05
Full Market Value	\$10,200,002	\$5,310,000	\$3,240,000
Market Value per SqFt	\$97.00	\$118.00	\$68.00
Distance from Condominium in miles		0.45	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02358-7501	3-02130-0017	3-02437-0003
Condominium Section	2197-R1		
Address	100 NORTH 3 STREET	84 BROADWAY	350 KEAP STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	24	25	29
Year Built	2007	1920	1912
Gross SqFt	30,010	26,631	20,430
Estimated Gross Income	\$636,212	\$591,705	\$454,364
Gross Income per SqFt	\$21.20	\$22.22	\$22.24
Full Market Value	\$2,759,999	\$2,450,000	\$963,000
Market Value per SqFt	\$92.00	\$92.00	\$47.10
Distance from Condominium in miles		0.50	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02358-7502	3-02357-0029	3-02430-0021
Condominium Section	2358-R1		
Address	129 METROPOLITAN AVENUE	61 METROPOLITAN AVENUE	350 BEDFORD AVENUE
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	15	16
Year Built	2008	1950	1910
Gross SqFt	11,679	9,400	8,400
Estimated Gross Income	\$237,600	\$295,428	\$173,897
Gross Income per SqFt	\$20.34	\$31.40	\$20.70
Full Market Value	\$983,999	\$1,380,000	\$650,000
Market Value per SqFt	\$84.00	\$147.00	\$77.00
Distance from Condominium in miles		0.10	0.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02363-7501	3-02396-0001	3-02789-0011
Condominium Section	2404-R1		
Address	80 METROPOLITAN AVENUE	318 GRAND STREET	740 GRAND STREET
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D5-ELEVATOR
Total Units	152	33	27
Year Built	2008	1920	1920
Gross SqFt	138,830	45,000	48,000
Estimated Gross Income	\$2,901,547	\$1,282,472	\$866,384
Gross Income per SqFt	\$20.90	\$28.50	\$18.05
Full Market Value	\$10,800,001	\$5,310,000	\$3,240,000
Market Value per SqFt	\$78.00	\$118.00	\$68.00
Distance from Condominium in miles		0.55	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02383-7501	3-02494-0026	3-02420-0043
Condominium Section	934-R1		
Address	98 HAVEMEYER STREET	233 FRANKLIN STREET	209 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-NORTH	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	0	1920	1910
Gross SqFt	28,440	27,309	23,700
Estimated Gross Income	\$518,400	\$595,838	\$517,085
Gross Income per SqFt	\$18.23	\$21.82	\$21.82
Full Market Value	\$2,050,001	\$2,470,000	\$1,100,000
Market Value per SqFt	\$72.00	\$90.00	\$46.40
Distance from Condominium in miles		1.50	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02403-7501	3-03303-0001	3-03168-0001
Condominium Section	861-R1		
Address	330 WYTHE AVENUE	415 BLEECKER STREET	1226 FLUSHING AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	74	150	99
Year Built	1914	1986	1931
Gross SqFt	126,785	107,000	65,402
Estimated Gross Income	\$1,927,132	\$1,839,904	\$1,132,999
Gross Income per SqFt	\$15.20	\$17.20	\$17.32
Full Market Value	\$7,629,997	\$3,900,000	\$4,240,000
Market Value per SqFt	\$60.00	\$36.40	\$65.00
Distance from Condominium in miles		2.85	2.30

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02406-7501	3-02413-0031	3-02424-0016
Condominium Section	1098-R1		
Address	299 BEDFORD AVENUE	385 SOUTH 2 STREET	370 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	32	22	24
Year Built	2003	1915	1915
Gross SqFt	36,768	20,295	23,000
Estimated Gross Income	\$646,013	\$367,193	\$400,572
Gross Income per SqFt	\$17.57	\$18.09	\$17.42
Full Market Value	\$2,560,001	\$778,000	\$849,000
Market Value per SqFt	\$70.00	\$38.30	\$36.90
Distance from Condominium in miles		0.55	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7501	3-02409-0015	3-02412-0033
Condominium Section	1047-R1		
Address	236 SOUTH 1 STREET	276 SOUTH 1 STREET	355 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	16	24	24
Year Built	2002	1911	1919
Gross SqFt	17,766	14,470	19,104
Estimated Gross Income	\$364,800	\$304,835	\$400,572
Gross Income per SqFt	\$20.53	\$21.07	\$20.97
Full Market Value	\$1,580,001	\$646,000	\$849,000
Market Value per SqFt	\$89.00	\$44.60	\$44.40
Distance from Condominium in miles		0.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7502	3-02433-0018	3-02409-0008
Condominium Section	1382-R1		
Address	241 SOUTH 2 STREET	228 SOUTH 3 STREET	260 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	30	24
Year Built	0	1920	1915
Gross SqFt	15,000	19,422	15,836
Estimated Gross Income	\$270,000	\$348,814	\$328,416
Gross Income per SqFt	\$18.00	\$17.96	\$20.74
Full Market Value	\$1,169,999	\$1,300,000	\$696,000
Market Value per SqFt	\$78.00	\$67.00	\$44.00
Distance from Condominium in miles		0.10	0.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7503	3-02409-0003	3-02322-0006
Condominium Section	1821-R1		
Address	242 SOUTH 1 STREET	252 SOUTH 1 STREET	65 ROEBLING STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	23	23	27
Year Built	1911	1920	1920
Gross SqFt	24,306	6,000	32,000
Estimated Gross Income	\$496,800	\$142,000	\$663,278
Gross Income per SqFt	\$20.44	\$23.67	\$20.73
Full Market Value	\$2,160,001	\$588,000	\$2,480,000
Market Value per SqFt	\$89.00	\$98.00	\$78.00
Distance from Condominium in miles		0.10	0.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02417-7501	3-02424-0012	3-02408-0007
Condominium Section	1383-R1		
Address	120 SOUTH 2 STREET	362 SOUTH 2 STREET	226 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	17	30	21
Year Built	2004	1915	1912
Gross SqFt	23,760	21,197	23,400
Estimated Gross Income	\$510,000	\$470,568	\$517,085
Gross Income per SqFt	\$21.46	\$22.20	\$22.10
Full Market Value	\$2,209,998	\$998,000	\$1,100,000
Market Value per SqFt	\$93.00	\$47.10	\$47.00
Distance from Condominium in miles		0.55	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02446-7501	3-02434-0006	3-02432-0040
Condominium Section	1389-R1		
Address	180 SOUTH 4 STREET	242 SOUTH 3 STREET	171 SOUTH 4 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	30	24
Year Built	0	1912	1914
Gross SqFt	17,235	19,890	14,763
Estimated Gross Income	\$355,041	\$458,866	\$289,927
Gross Income per SqFt	\$20.60	\$23.07	\$19.64
Full Market Value	\$1,540,003	\$1,900,000	\$1,080,000
Market Value per SqFt	\$89.00	\$96.00	\$73.00
Distance from Condominium in miles		0.15	0.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02469-7501	3-02424-0012	3-02130-0017
Condominium Section	1544-R1		
Address	24 DUNHAM PLACE	362 SOUTH 2 STREET	84 BROADWAY
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	14	30	25
Year Built	0	1915	1920
Gross SqFt	13,881	21,197	26,631
Estimated Gross Income	\$298,025	\$470,568	\$591,705
Gross Income per SqFt	\$21.47	\$22.20	\$22.22
Full Market Value	\$1,289,999	\$998,000	\$2,450,000
Market Value per SqFt	\$93.00	\$47.10	\$92.00
Distance from Condominium in miles		0.70	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02511-7501	3-02494-0026	3-02658-0026
Condominium Section	1345-R1		
Address	61 GREEN STREET	233 FRANKLIN STREET	101 SUTTON STREET
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	37
Year Built	2005	1920	1931
Gross SqFt	27,666	27,309	57,927
Estimated Gross Income	\$513,204	\$595,838	\$1,017,756
Gross Income per SqFt	\$18.55	\$21.82	\$17.57
Full Market Value	\$2,029,997	\$2,470,000	\$3,810,000
Market Value per SqFt	\$73.00	\$90.00	\$66.00
Distance from Condominium in miles		0.10	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02521-7501	3-02494-0026	3-02558-0066
Condominium Section	1144-R1		
Address	82 ,84,86,88 GREEN STREET	233 FRANKLIN STREET	107 GREENPOINT AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	2001	1920	1930
Gross SqFt	19,238	27,309	13,000
Estimated Gross Income	\$391,349	\$595,838	\$328,977
Gross Income per SqFt	\$20.34	\$21.82	\$25.30
Full Market Value	\$1,700,000	\$2,470,000	\$1,360,000
Market Value per SqFt	\$88.00	\$90.00	\$105.00
Distance from Condominium in miles		0.15	0.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02522-7501	3-02764-0008	3-02732-0005
Condominium Section	2247-R1		
Address	143 HURON STREET	692 METROPOLITAN AVENUE	68 RICHARDSON STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	30	35	25
Year Built	2007	1930	1920
Gross SqFt	25,240	37,500	32,532
Estimated Gross Income	\$666,000	\$1,074,387	\$951,370
Gross Income per SqFt	\$26.40	\$28.70	\$29.20
Full Market Value	\$2,760,002	\$4,450,000	\$4,430,000
Market Value per SqFt	\$109.00	\$119.00	\$136.00
Distance from Condominium in miles		1.45	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02563-7501	3-02073-0033	3-02073-0035
Condominium Section	2231-R1		
Address	118 GREENPOINT AVENUE	158 ADELPHI STREET	162 ADELPHI STREET
Neighborhood	GREENPOINT	FORT GREENE	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	1931	1915	1915
Gross SqFt	14,110	14,604	14,604
Estimated Gross Income	\$0	\$252,841	\$252,841
Gross Income per SqFt	\$0.00	\$17.31	\$17.31
Full Market Value	\$1,300,002	\$945,000	\$945,000
Market Value per SqFt	\$92.00	\$65.00	\$65.00
Distance from Condominium in miles		2.70	2.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02618-7501	3-02495-0042	3-02436-0026
Condominium Section	379-R1		
Address	86 MESEROLE AVENUE	1085 MANHATTAN AVENUE	313 SOUTH 4 STREET
Neighborhood	GREENPOINT	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	12	12
Year Built	1910	1931	1915
Gross SqFt	13,686	13,250	6,000
Estimated Gross Income	\$244,979	\$237,257	\$137,551
Gross Income per SqFt	\$17.90	\$17.91	\$22.93
Full Market Value	\$969,999	\$503,000	\$570,000
Market Value per SqFt	\$71.00	\$38.00	\$95.00
Distance from Condominium in miles		0.70	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02697-7501	3-02732-0005	3-02789-0011
Condominium Section	1652-R1		
Address	297 DRIGGS AVENUE	68 RICHARDSON STREET	740 GRAND STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	14	25	27
Year Built	2007	1920	1920
Gross SqFt	9,084	32,532	48,000
Estimated Gross Income	\$201,600	\$951,370	\$866,384
Gross Income per SqFt	\$22.19	\$29.20	\$18.05
Full Market Value	\$834,999	\$4,430,000	\$3,240,000
Market Value per SqFt	\$92.00	\$136.00	\$68.00
Distance from Condominium in miles		0.30	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02697-7502	3-02715-0007	3-02558-0066
Condominium Section	2168-R1		
Address	285 DRIGGS AVENUE	536 GRAHAM AVENUE	107 GREENPOINT AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	20
Year Built	2004	1920	1930
Gross SqFt	12,806	12,672	13,000
Estimated Gross Income	\$284,165	\$213,056	\$328,977
Gross Income per SqFt	\$22.19	\$16.81	\$25.30
Full Market Value	\$1,180,000	\$797,000	\$1,360,000
Market Value per SqFt	\$92.00	\$63.00	\$105.00
Distance from Condominium in miles		0.15	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02698-7501	3-02494-0026	3-02488-0001
Condominium Section	1455-R1		
Address	49 ENGERT AVENUE	233 FRANKLIN STREET	1092 MANHATTAN AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	26
Year Built	2005	1920	1931
Gross SqFt	30,886	27,309	19,500
Estimated Gross Income	\$634,398	\$595,838	\$523,557
Gross Income per SqFt	\$20.54	\$21.82	\$26.80
Full Market Value	\$2,749,996	\$2,470,000	\$2,170,000
Market Value per SqFt	\$89.00	\$90.00	\$111.00
Distance from Condominium in miles		1.05	1.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02703-7501	3-02494-0026	3-02658-0026
Condominium Section	1205-R1		
Address	169 ENGERT AVENUE	233 FRANKLIN STREET	101 SUTTON STREET
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	26	20	37
Year Built	0	1920	1931
Gross SqFt	23,450	27,309	57,927
Estimated Gross Income	\$434,997	\$595,838	\$1,017,756
Gross Income per SqFt	\$18.55	\$21.82	\$17.57
Full Market Value	\$1,720,009	\$2,470,000	\$3,810,000
Market Value per SqFt	\$73.00	\$90.00	\$66.00
Distance from Condominium in miles		1.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02713-7501	3-02764-0008	3-02732-0005
Condominium Section	2104-R1		
Address	76 ENGERT AVENUE	692 METROPOLITAN AVENUE	68 RICHARDSON STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	16	35	25
Year Built	2005	1930	1920
Gross SqFt	19,916	37,500	32,532
Estimated Gross Income	\$393,540	\$1,074,387	\$951,370
Gross Income per SqFt	\$19.76	\$28.70	\$29.20
Full Market Value	\$1,470,004	\$4,450,000	\$4,430,000
Market Value per SqFt	\$74.00	\$119.00	\$136.00
Distance from Condominium in miles		0.50	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02713-7502	3-02764-0008	3-02732-0005
Condominium Section	2103-R1		
Address	84 ENGERT AVENUE	692 METROPOLITAN AVENUE	68 RICHARDSON STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	16	35	25
Year Built	0	1930	1920
Gross SqFt	19,916	37,500	32,532
Estimated Gross Income	\$393,600	\$1,074,387	\$951,370
Gross Income per SqFt	\$19.76	\$28.70	\$29.20
Full Market Value	\$1,469,996	\$4,450,000	\$4,430,000
Market Value per SqFt	\$74.00	\$119.00	\$136.00
Distance from Condominium in miles		0.50	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02714-7501	3-02558-0066	3-02494-0026
Condominium Section	2130-R1		
Address	34 ECKFORD STREET	107 GREENPOINT AVENUE	233 FRANKLIN STREET
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	20
Year Built	2005	1930	1920
Gross SqFt	24,221	13,000	27,309
Estimated Gross Income	\$528,502	\$328,977	\$595,838
Gross Income per SqFt	\$21.82	\$25.30	\$21.82
Full Market Value	\$2,113,582	\$1,360,000	\$2,470,000
Market Value per SqFt	\$87.00	\$105.00	\$90.00
Distance from Condominium in miles		0.80	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02719-7501	3-02764-0008	3-02732-0005
Condominium Section	2078-R1		
Address	450 MANHATTAN AVENUE	692 METROPOLITAN AVENUE	68 RICHARDSON STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	24	35	25
Year Built	2006	1930	1920
Gross SqFt	29,021	37,500	32,532
Estimated Gross Income	\$720,000	\$1,074,387	\$951,370
Gross Income per SqFt	\$24.81	\$28.70	\$29.20
Full Market Value	\$2,979,998	\$4,450,000	\$4,430,000
Market Value per SqFt	\$103.00	\$119.00	\$136.00
Distance from Condominium in miles		0.45	0.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02719-7503	3-02764-0008	3-02732-0005
Condominium Section	2162-R1		
Address	128 NEWTON STREET	692 METROPOLITAN AVENUE	68 RICHARDSON STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	15	35	25
Year Built	2006	1930	1920
Gross SqFt	16,680	37,500	32,532
Estimated Gross Income	\$440,185	\$1,074,387	\$951,370
Gross Income per SqFt	\$26.40	\$28.70	\$29.20
Full Market Value	\$1,820,002	\$4,450,000	\$4,430,000
Market Value per SqFt	\$109.00	\$119.00	\$136.00
Distance from Condominium in miles		0.45	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7501	3-02433-0018	3-02437-0003
Condominium Section	1549-R1		
Address	610 UNION AVENUE	228 SOUTH 3 STREET	350 KEAP STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	22	30	29
Year Built	2004	1920	1912
Gross SqFt	18,146	19,422	20,430
Estimated Gross Income	\$361,380	\$348,814	\$454,364
Gross Income per SqFt	\$19.92	\$17.96	\$22.24
Full Market Value	\$1,350,002	\$1,300,000	\$963,000
Market Value per SqFt	\$74.00	\$67.00	\$47.10
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7502	3-02789-0011	3-02421-0018
Condominium Section	1757-R1		
Address	30 BAYARD STREET	740 GRAND STREET	286 SOUTH 2 STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D9-ELEVATOR
Total Units	51	27	36
Year Built	0	1920	1910
Gross SqFt	46,869	48,000	26,532
Estimated Gross Income	\$1,040,400	\$866,384	\$531,148
Gross Income per SqFt	\$22.20	\$18.05	\$20.02
Full Market Value	\$4,310,001	\$3,240,000	\$1,990,000
Market Value per SqFt	\$92.00	\$68.00	\$75.00
Distance from Condominium in miles		0.65	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7503	3-02789-0011	3-02396-0001
Condominium Section	1971-R1		
Address	20 BAYARD STREET	740 GRAND STREET	318 GRAND STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D7-ELEVATOR
Total Units	62	27	33
Year Built	2005	1920	1920
Gross SqFt	82,265	48,000	45,000
Estimated Gross Income	\$1,637,073	\$866,384	\$1,282,472
Gross Income per SqFt	\$19.90	\$18.05	\$28.50
Full Market Value	\$6,119,994	\$3,240,000	\$5,310,000
Market Value per SqFt	\$74.00	\$68.00	\$118.00
Distance from Condominium in miles		0.65	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7504	3-02789-0011	3-02764-0008
Condominium Section	2127-R1		
Address	50 BAYARD STREET	740 GRAND STREET	692 METROPOLITAN AVENUE
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	48	27	35
Year Built	2008	1920	1930
Gross SqFt	55,337	48,000	37,500
Estimated Gross Income	\$1,137,600	\$866,384	\$1,074,387
Gross Income per SqFt	\$20.56	\$18.05	\$28.70
Full Market Value	\$4,250,009	\$3,240,000	\$4,450,000
Market Value per SqFt	\$77.00	\$68.00	\$119.00
Distance from Condominium in miles		0.65	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02722-7501	3-02732-0005	3-02789-0011
Condominium Section	2021-R1		
Address	415 LEONARD STREET	68 RICHARDSON STREET	740 GRAND STREET
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D2-ELEVATOR	D5-ELEVATOR
Total Units	54	25	27
Year Built	2006	1920	1920
Gross SqFt	51,554	32,532	48,000
Estimated Gross Income	\$1,085,400	\$951,370	\$866,384
Gross Income per SqFt	\$21.05	\$29.20	\$18.05
Full Market Value	\$4,499,991	\$4,430,000	\$3,240,000
Market Value per SqFt	\$87.00	\$136.00	\$68.00
Distance from Condominium in miles		0.05	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02740-7501	3-02409-0011	3-02433-0018
Condominium Section	2010-R1		
Address	447 HUMBOLDT STREET	264 SOUTH 1 STREET	228 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	13	24	30
Year Built	2005	1915	1920
Gross SqFt	13,677	15,836	19,422
Estimated Gross Income	\$243,040	\$304,835	\$348,814
Gross Income per SqFt	\$17.77	\$19.25	\$17.96
Full Market Value	\$962,002	\$646,000	\$1,300,000
Market Value per SqFt	\$70.00	\$40.80	\$67.00
Distance from Condominium in miles		0.80	0.90

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02744-7503	3-02425-0020	3-02420-0041
Condominium Section	2304-R1		
Address	131 JACKSON STREET	402 SOUTH 2 STREET	213 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	24	24	35
Year Built	2008	1916	1907
Gross SqFt	29,704	23,562	22,375
Estimated Gross Income	\$620,813	\$550,102	\$450,974
Gross Income per SqFt	\$20.90	\$23.35	\$20.16
Full Market Value	\$2,320,000	\$1,170,000	\$956,000
Market Value per SqFt	\$78.00	\$49.70	\$42.70
Distance from Condominium in miles		0.65	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02749-7501	3-02130-0017	3-02437-0003
Condominium Section	1789-R1		
Address	364 MANHATTAN AVENUE	84 BROADWAY	350 KEAP STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	21	25	29
Year Built	2007	1920	1912
Gross SqFt	25,438	26,631	20,430
Estimated Gross Income	\$504,000	\$591,705	\$454,364
Gross Income per SqFt	\$19.81	\$22.22	\$22.24
Full Market Value	\$2,190,000	\$2,450,000	\$963,000
Market Value per SqFt	\$86.00	\$92.00	\$47.10
Distance from Condominium in miles		1.15	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7502	3-03388-0001	3-02558-0062
Condominium Section	1801-R1		
Address	59 CONSELYEA STREET	1209 BUSHWICK AVENUE	113 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	38	16
Year Built	2005	1923	1930
Gross SqFt	6,373	9,700	12,560
Estimated Gross Income	\$177,840	\$272,866	\$334,907
Gross Income per SqFt	\$27.90	\$28.10	\$26.70
Full Market Value	\$852,001	\$1,130,000	\$1,390,000
Market Value per SqFt	\$134.00	\$116.00	\$111.00
Distance from Condominium in miles		2.55	1.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7503	3-03388-0001	3-02558-0062
Condominium Section	1791-R1		
Address	63 CONSELYEA STREET	1209 BUSHWICK AVENUE	113 GREENPOINT AVENUE
Neighborhood	WILLIAMSBURG-EAST	BUSHWICK	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	38	16
Year Built	2005	1923	1930
Gross SqFt	7,247	9,700	12,560
Estimated Gross Income	\$201,600	\$272,866	\$334,907
Gross Income per SqFt	\$27.80	\$28.10	\$26.70
Full Market Value	\$966,002	\$1,130,000	\$1,390,000
Market Value per SqFt	\$133.00	\$116.00	\$111.00
Distance from Condominium in miles		2.55	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02754-7504	3-01892-0061	3-01892-0061
Condominium Section	2446-R1		
Address	154 SKILLMAN AVENUE	98 GRAND AVENUE	98 GRAND AVENUE
Neighborhood	WILLIAMSBURG-EAST	CLINTON HILL	CLINTON HILL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	26	26
Year Built	2007	1946	1946
Gross SqFt	15,562	25,000	25,000
Estimated Gross Income	\$389,050	\$557,973	\$557,973
Gross Income per SqFt	\$25.00	\$22.32	\$22.32
Full Market Value	\$1,610,029	\$2,310,000	\$2,310,000
Market Value per SqFt	\$103.00	\$92.00	\$92.00
Distance from Condominium in miles		1.75	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02782-7501	3-02494-0026	3-02449-0001
Condominium Section	1880-R1		
Address	134 POWERS STREET	233 FRANKLIN STREET	322 RODNEY STREET
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	20	42
Year Built	2005	1920	1915
Gross SqFt	25,216	27,309	27,090
Estimated Gross Income	\$494,990	\$595,838	\$523,683
Gross Income per SqFt	\$19.63	\$21.82	\$19.33
Full Market Value	\$2,149,998	\$2,470,000	\$1,960,000
Market Value per SqFt	\$85.00	\$90.00	\$72.00
Distance from Condominium in miles		1.75	0.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02833-7501	3-02645-0047	3-02558-0062
Condominium Section	1250-R1		
Address	99 KINGSLAND AVENUE	940 LORIMER STREET	113 GREENPOINT AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	24	13	16
Year Built	2005	1931	1930
Gross SqFt	14,248	11,000	12,560
Estimated Gross Income	\$311,853	\$289,353	\$334,907
Gross Income per SqFt	\$21.89	\$26.30	\$26.70
Full Market Value	\$1,289,998	\$1,200,000	\$1,390,000
Market Value per SqFt	\$91.00	\$109.00	\$111.00
Distance from Condominium in miles		0.65	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02857-7501	3-02409-0015	3-02424-0012
Condominium Section	1274-R1		
Address	258 RICHARDSON STREET	276 SOUTH 1 STREET	362 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	12	24	30
Year Built	2002	1911	1915
Gross SqFt	17,800	14,470	21,197
Estimated Gross Income	\$362,586	\$304,835	\$470,568
Gross Income per SqFt	\$20.37	\$21.07	\$22.20
Full Market Value	\$1,570,004	\$646,000	\$998,000
Market Value per SqFt	\$88.00	\$44.60	\$47.10
Distance from Condominium in miles		0.90	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02866-7501	3-02789-0011	3-02732-0005
Condominium Section	1944-R1		
Address	219 WITHERS STREET	740 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D2-ELEVATOR
Total Units	12	27	25
Year Built	2006	1920	1920
Gross SqFt	16,627	48,000	32,532
Estimated Gross Income	\$322,563	\$866,384	\$951,370
Gross Income per SqFt	\$19.40	\$18.05	\$29.20
Full Market Value	\$1,400,004	\$3,240,000	\$4,430,000
Market Value per SqFt	\$84.00	\$68.00	\$136.00
Distance from Condominium in miles		0.45	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02875-7501	3-02130-0017	3-02421-0035
Condominium Section	1295-R1		
Address	246 WITHERS STREET	84 BROADWAY	247 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D9-ELEVATOR
Total Units	25	25	29
Year Built	2003	1920	1915
Gross SqFt	24,897	26,631	21,744
Estimated Gross Income	\$521,343	\$591,705	\$454,364
Gross Income per SqFt	\$20.94	\$22.22	\$20.90
Full Market Value	\$2,259,999	\$2,450,000	\$963,000
Market Value per SqFt	\$91.00	\$92.00	\$44.30
Distance from Condominium in miles		1.35	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02893-7501	3-02494-0026	3-03196-0038
Condominium Section	1550-R1		
Address	57 MASPETH AVENUE	233 FRANKLIN STREET	1085 WILLOUGHBY AVENUE
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	BUSHWICK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	17	20	20
Year Built	2004	1920	1931
Gross SqFt	22,417	27,309	15,187
Estimated Gross Income	\$458,590	\$595,838	\$380,466
Gross Income per SqFt	\$20.46	\$21.82	\$25.10
Full Market Value	\$1,989,999	\$2,470,000	\$1,580,000
Market Value per SqFt	\$89.00	\$90.00	\$104.00
Distance from Condominium in miles		1.65	1.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02893-7502	3-02764-0008	3-02789-0011
Condominium Section	1661-R1		
Address	234 SKILLMAN AVENUE	692 METROPOLITAN AVENUE	740 GRAND STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D5-ELEVATOR
Total Units	62	35	27
Year Built	2004	1930	1920
Gross SqFt	52,916	37,500	48,000
Estimated Gross Income	\$1,158,068	\$1,074,387	\$866,384
Gross Income per SqFt	\$21.89	\$28.70	\$18.05
Full Market Value	\$4,799,811	\$4,450,000	\$3,240,000
Market Value per SqFt	\$91.00	\$119.00	\$68.00
Distance from Condominium in miles		0.25	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03023-7501	3-02449-0001	3-02495-0042
Condominium Section	1279-R1		
Address	63/69 STAGG STREET	322 RODNEY STREET	1085 MANHATTAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	42	12
Year Built	2004	1915	1931
Gross SqFt	25,336	27,090	13,250
Estimated Gross Income	\$443,380	\$523,683	\$237,257
Gross Income per SqFt	\$17.50	\$19.33	\$17.91
Full Market Value	\$1,930,000	\$1,960,000	\$503,000
Market Value per SqFt	\$76.00	\$72.00	\$38.00
Distance from Condominium in miles		0.40	1.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03040-7501	3-02436-0026	3-03166-0035
Condominium Section	1721-R1		
Address	25 MESEROLE STREET	313 SOUTH 4 STREET	18 IRVING AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	BUSHWICK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	12	16
Year Built	2006	1915	1931
Gross SqFt	8,496	6,000	6,400
Estimated Gross Income	\$182,400	\$137,551	\$145,354
Gross Income per SqFt	\$21.47	\$22.93	\$22.71
Full Market Value	\$792,001	\$570,000	\$602,000
Market Value per SqFt	\$93.00	\$95.00	\$94.00
Distance from Condominium in miles		0.30	1.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03042-7501	3-02441-0038	3-02495-0042
Condominium Section	1876-R1		
Address	151 MANHATTAN AVENUE	45 SOUTH 5 STREET	1085 MANHATTAN AVENUE
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	11	12
Year Built	2005	1910	1931
Gross SqFt	16,458	12,975	13,250
Estimated Gross Income	\$279,000	\$249,894	\$237,257
Gross Income per SqFt	\$16.95	\$19.26	\$17.91
Full Market Value	\$1,099,999	\$934,000	\$503,000
Market Value per SqFt	\$67.00	\$72.00	\$38.00
Distance from Condominium in miles		1.15	1.95

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03049-7501	3-05053-0010	3-05053-0006
Condominium Section	2528-R1		
Address	38 MESEROLE STREET	148 PARKSIDE AVENUE	5 ST PAUL'S PLACE
Neighborhood	WILLIAMSBURG-EAST	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	23	25
Year Built	2008	1916	1931
Gross SqFt	13,263	23,641	22,208
Estimated Gross Income	\$325,345	\$294,150	\$288,600
Gross Income per SqFt	\$24.53	\$12.44	\$13.00
Full Market Value	\$1,615,459	\$827,000	\$898,000
Market Value per SqFt	\$122.00	\$35.00	\$40.40
Distance from Condominium in miles		3.75	3.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03076-7501	3-02396-0001	3-02732-0005
Condominium Section	695-R1		
Address	14 BOERUM STREET	318 GRAND STREET	68 RICHARDSON STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	WILLIAMSBURG-EAST
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D2-ELEVATOR
Total Units	30	33	25
Year Built	1900	1920	1920
Gross SqFt	56,091	45,000	32,532
Estimated Gross Income	\$785,274	\$1,282,472	\$951,370
Gross Income per SqFt	\$14.00	\$28.50	\$29.20
Full Market Value	\$2,870,003	\$5,310,000	\$4,430,000
Market Value per SqFt	\$51.00	\$118.00	\$136.00
Distance from Condominium in miles		0.65	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03157-7501	3-02437-0003	3-02433-0018
Condominium Section	2513-R1		
Address	38 WILSON AVENUE	350 KEAP STREET	228 SOUTH 3 STREET
Neighborhood	BUSHWICK	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D1-ELEVATOR
Total Units	15	29	30
Year Built	2009	1912	1920
Gross SqFt	15,091	20,430	19,422
Estimated Gross Income	\$280,800	\$454,364	\$348,814
Gross Income per SqFt	\$18.61	\$22.24	\$17.96
Full Market Value	\$1,219,917	\$963,000	\$1,300,000
Market Value per SqFt	\$81.00	\$47.10	\$67.00
Distance from Condominium in miles		1.35	1.60

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03235-7503	3-02732-0005	
Condominium Section	2614-R1		
Address	318 KNICKERBOCKER AVENUE	68 RICHARDSON STREET	
Neighborhood	BUSHWICK	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D2-ELEVATOR	
Total Units	35	25	
Year Built	2008	1920	
Gross SqFt	36,270	32,532	
Estimated Gross Income	\$0	\$951,370	
Gross Income per SqFt	\$0.00	\$29.20	
Full Market Value	\$3,340,024	\$4,430,000	
Market Value per SqFt	\$92.00	\$136.00	
Distance from Condominium in miles		1.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03238-7501	3-03328-0045	3-03303-0001
Condominium Section	1486-R1		
Address	101 WYCKOFF AVENUE	351 LINDEN STREET	415 BLEECKER STREET
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS
Building Classification	R4-ELEVATOR	C1-WALK-UP	D9-ELEVATOR
Total Units	29	16	150
Year Built	0	1931	1986
Gross SqFt	34,292	7,000	107,000
Estimated Gross Income	\$617,256	\$130,818	\$1,839,904
Gross Income per SqFt	\$18.00	\$18.69	\$17.20
Full Market Value	\$2,463,998	\$489,000	\$3,900,000
Market Value per SqFt	\$72.00	\$70.00	\$36.40
Distance from Condominium in miles		0.45	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03328-7501	3-03113-0022	3-02494-0026
Condominium Section	1965-R1		
Address	358 GROVE STREET	31 GRAHAM AVENUE	233 FRANKLIN STREET
Neighborhood	WYCKOFF HEIGHTS	WILLIAMSBURG-EAST	GREENPOINT
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	59	40	20
Year Built	2007	1973	1920
Gross SqFt	42,358	27,480	27,309
Estimated Gross Income	\$944,583	\$626,594	\$595,838
Gross Income per SqFt	\$22.30	\$22.80	\$21.82
Full Market Value	\$3,910,002	\$2,600,000	\$2,470,000
Market Value per SqFt	\$92.00	\$95.00	\$90.00
Distance from Condominium in miles		1.55	3.40

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03826-0050	3-03771-0033
Condominium Section	464-R1		
Address	384 NEW JERSEY AVENUE	610 BRADFORD STREET	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	1991	1930	1930
Gross SqFt	15,000	18,000	17,600
Estimated Gross Income	\$188,250	\$210,645	\$236,003
Gross Income per SqFt	\$12.55	\$11.70	\$13.41
Full Market Value	\$650,004	\$592,000	\$735,000
Market Value per SqFt	\$43.30	\$32.90	\$41.80
Distance from Condominium in miles		0.45	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03826-0050	3-03771-0033
Condominium Section	464-R2		
Address	384 NEW JERSEY AVENUE	610 BRADFORD STREET	350 PENNSYLVANIA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	20	16
Year Built	1991	1930	1930
Gross SqFt	3,750	18,000	17,600
Estimated Gross Income	\$47,100	\$210,645	\$236,003
Gross Income per SqFt	\$12.56	\$11.70	\$13.41
Full Market Value	\$162,999	\$592,000	\$735,000
Market Value per SqFt	\$43.50	\$32.90	\$41.80
Distance from Condominium in miles		0.35	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03771-7501	3-06604-0001	3-01959-0027
Condominium Section	2155-R1		
Address	626 SUTTER AVENUE	2402 65 STREET	80 GREENE AVENUE
Neighborhood	EAST NEW YORK	GRAVESEND	FORT GREENE
Building Classification	R9-CONDOPS	D7-ELEVATOR	D9-ELEVATOR
Total Units	103	95	97
Year Built	2007	1931	1982
Gross SqFt	103,106	81,120	71,470
Estimated Gross Income	\$1,959,014	\$1,008,720	\$1,870,768
Gross Income per SqFt	\$19.00	\$12.43	\$26.20
Full Market Value	\$7,750,000	\$2,830,000	\$7,750,000
Market Value per SqFt	\$75.00	\$34.90	\$108.00
Distance from Condominium in miles		5.90	4.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-03782-0130	
Condominium Section	468-R1		
Address	148 COZINE AVENUE	360 SNEDIKER AVENUE	
Neighborhood	EAST NEW YORK	EAST NEW YORK	
Building Classification	R2-WALK-UP	D6-ELEVATOR	
Total Units	56	53	
Year Built	1990	2000	
Gross SqFt	52,920	62,896	
Estimated Gross Income	\$406,267	\$560,372	
Gross Income per SqFt	\$7.68	\$8.91	
Full Market Value	\$1,039,998	\$1,190,000	
Market Value per SqFt	\$19.65	\$18.92	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-03782-0130	3-03803-0011
Condominium Section	468-R2		
Address	1065 VERMONT STREET	360 SNEDIKER AVENUE	443 ALABAMA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	C1-WALK-UP
Total Units	552	53	84
Year Built	1990	2000	1971
Gross SqFt	445,921	62,896	100,800
Estimated Gross Income	\$4,100,438	\$560,372	\$944,107
Gross Income per SqFt	\$9.20	\$8.91	\$9.37
Full Market Value	\$11,623,942	\$1,190,000	\$2,000,000
Market Value per SqFt	\$26.10	\$18.92	\$19.84
Distance from Condominium in miles		1.15	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-03782-0130	3-03803-0011
Condominium Section	468-R3		
Address	971 JEROME STREET	360 SNEDIKER AVENUE	443 ALABAMA AVENUE
Neighborhood	EAST NEW YORK	EAST NEW YORK	EAST NEW YORK
Building Classification	R4-ELEVATOR	D6-ELEVATOR	C1-WALK-UP
Total Units	542	53	84
Year Built	1990	2000	1971
Gross SqFt	425,720	62,896	100,800
Estimated Gross Income	\$3,921,501	\$560,372	\$944,107
Gross Income per SqFt	\$9.21	\$8.91	\$9.37
Full Market Value	\$9,330,023	\$1,190,000	\$2,000,000
Market Value per SqFt	\$21.92	\$18.92	\$19.84
Distance from Condominium in miles		1.35	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04660-7501	3-05053-0006	3-05059-0056
Condominium Section	2165-R1		
Address	900 LENOX ROAD	5 ST PAUL'S PLACE	81 CROOKE AVENUE
Neighborhood	FLATBUSH-NORTH	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	31	25	32
Year Built	2007	1931	1915
Gross SqFt	27,508	22,208	19,748
Estimated Gross Income	\$660,192	\$288,600	\$390,982
Gross Income per SqFt	\$24.00	\$13.00	\$19.80
Full Market Value	\$2,790,003	\$898,000	\$1,460,000
Market Value per SqFt	\$101.00	\$40.40	\$74.00
Distance from Condominium in miles		1.90	1.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04793-7502	3-00539-0014	
Condominium Section	1437-R1		
Address	523 BROOKLYN AVENUE	64 WEST 9 STREET	
Neighborhood	FLATBUSH-NORTH	RED HOOK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	24	
Year Built	2004	2001	
Gross SqFt	24,834	35,410	
Estimated Gross Income	\$272,429	\$388,430	
Gross Income per SqFt	\$10.97	\$10.97	
Full Market Value	\$845,996	\$1,010,000	
Market Value per SqFt	\$34.10	\$28.50	
Distance from Condominium in miles		3.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04868-7501	3-05121-0012	3-05112-0029
Condominium Section	338-R1		
Address	260 LINDEN BOULEVARD	200 EAST 18 STREET	39 TURNER PLACE
Neighborhood	FLATBUSH-EAST	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R2-WALK-UP	D1-ELEVATOR	D7-ELEVATOR
Total Units	58	59	61
Year Built	0	1937	1928
Gross SqFt	68,514	65,192	51,000
Estimated Gross Income	\$788,596	\$633,182	\$678,776
Gross Income per SqFt	\$11.51	\$9.71	\$13.31
Full Market Value	\$2,719,996	\$1,510,000	\$2,110,000
Market Value per SqFt	\$39.70	\$23.16	\$41.40
Distance from Condominium in miles		0.90	1.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05054-7501	3-05121-0012	3-05112-0029
Condominium Section	289-R1		
Address	353 OCEAN AVENUE	200 EAST 18 STREET	39 TURNER PLACE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	55	59	61
Year Built	1930	1937	1928
Gross SqFt	55,638	65,192	51,000
Estimated Gross Income	\$640,393	\$633,182	\$678,776
Gross Income per SqFt	\$11.51	\$9.71	\$13.31
Full Market Value	\$2,210,001	\$1,510,000	\$2,110,000
Market Value per SqFt	\$39.70	\$23.16	\$41.40
Distance from Condominium in miles		0.65	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05054-7502	3-05136-0059	3-05074-0055
Condominium Section	670-R1		
Address	161 WOODRUFF AVENUE	175 LOTT STREET	15 ARGYLE ROAD
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	31	24	32
Year Built	1929	1925	1915
Gross SqFt	32,396	18,250	31,496
Estimated Gross Income	\$442,853	\$237,873	\$450,269
Gross Income per SqFt	\$13.67	\$13.03	\$14.30
Full Market Value	\$1,616,000	\$504,000	\$955,000
Market Value per SqFt	\$49.90	\$27.60	\$30.30
Distance from Condominium in miles		0.75	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05060-7502	3-05053-0006	
Condominium Section	2349-R1		
Address	34 CROOKE AVENUE	5 ST PAUL'S PLACE	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	23	25	
Year Built	2007	1931	
Gross SqFt	30,000	22,208	
Estimated Gross Income	\$870,000	\$288,600	
Gross Income per SqFt	\$29.00	\$13.00	
Full Market Value	\$4,050,000	\$898,000	
Market Value per SqFt	\$135.00	\$40.40	
Distance from Condominium in miles		0.15	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05083-7501	3-05236-0040	3-08470-1018
Condominium Section	1933-R1		
Address	2233 CATON AVENUE	625 MARLBOROUGH ROAD	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	MILL BASIN
Building Classification	R4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	15	25	98
Year Built	0	1931	2000
Gross SqFt	14,055	27,267	107,569
Estimated Gross Income	\$0	\$360,301	\$4,596,080
Gross Income per SqFt	\$0.00	\$13.21	\$42.70
Full Market Value	\$1,879,995	\$1,120,000	\$22,600,000
Market Value per SqFt	\$134.00	\$41.10	\$210.00
Distance from Condominium in miles		1.30	3.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05130-7501	3-03326-0065	3-02096-0014
Condominium Section	1924-R1		
Address	77 EAST 28 STREET	255 LINDEN STREET	205 ASHLAND PLACE
Neighborhood	FLATBUSH-CENTRAL	BUSHWICK	FORT GREENE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	20	16	16
Year Built	0	1931	1931
Gross SqFt	29,125	19,800	25,032
Estimated Gross Income	\$0	\$378,525	\$611,841
Gross Income per SqFt	\$0.00	\$19.12	\$24.44
Full Market Value	\$2,759,999	\$1,420,000	\$2,530,000
Market Value per SqFt	\$95.00	\$72.00	\$101.00
Distance from Condominium in miles		3.95	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05142-7501	3-05053-0006	3-05059-0056
Condominium Section	2270-R1		
Address	355 STRATFORD ROAD	5 ST PAUL'S PLACE	81 CROOKE AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	25	32
Year Built	2007	1931	1915
Gross SqFt	13,252	22,208	19,748
Estimated Gross Income	\$331,300	\$288,600	\$390,982
Gross Income per SqFt	\$25.00	\$13.00	\$19.80
Full Market Value	\$1,370,001	\$898,000	\$1,460,000
Market Value per SqFt	\$103.00	\$40.40	\$74.00
Distance from Condominium in miles		0.95	0.90

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05147-7501	3-01169-0019	3-01918-0024
Condominium Section	2644-R1		
Address	1600 BEVERLY ROAD	214 STERLING PLACE	253 WASHINGTON AVENUE
Neighborhood	FLATBUSH-CENTRAL	PROSPECT HEIGHTS	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	17	35	29
Year Built	2007	1936	1905
Gross SqFt	22,500	31,000	32,160
Estimated Gross Income	\$0	\$402,284	\$389,413
Gross Income per SqFt	\$0.00	\$12.98	\$12.11
Full Market Value	\$1,088,247	\$1,250,000	\$1,090,000
Market Value per SqFt	\$48.40	\$40.30	\$33.90
Distance from Condominium in miles		2.30	3.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05185-7501	3-05053-0038	3-05053-0028
Condominium Section	70-R1		
Address	2108 DORCHESTER ROAD	354 OCEAN AVENUE	170 PARKSIDE AVENUE
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	48	62	30
Year Built	1912	1915	1916
Gross SqFt	63,000	55,200	43,000
Estimated Gross Income	\$945,000	\$547,899	\$465,326
Gross Income per SqFt	\$15.00	\$9.93	\$10.82
Full Market Value	\$3,449,003	\$1,300,000	\$1,210,000
Market Value per SqFt	\$55.00	\$23.55	\$28.10
Distance from Condominium in miles		0.95	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05259-7501	3-05942-0007	3-06034-0070
Condominium Section	1023-R1		
Address	101 PROSPECT PARK SOUTHW	7501 5 AVENUE	333 86 STREET
Neighborhood	WINDSOR TERRACE	BAY RIDGE	BAY RIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	15	17	49
Year Built	0	1930	1925
Gross SqFt	11,425	20,630	43,900
Estimated Gross Income	\$0	\$695,261	\$383,010
Gross Income per SqFt	\$0.00	\$33.70	\$8.72
Full Market Value	\$2,959,998	\$3,240,000	\$812,000
Market Value per SqFt	\$259.00	\$157.00	\$18.50
Distance from Condominium in miles		3.20	3.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05287-7501	3-00829-0020	
Condominium Section	377-R1		
Address	207 PROSPECT PARK SOUTHW	238 55 STREET	
Neighborhood	WINDSOR TERRACE	BUSH TERMINAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	35	32	
Year Built	1990	1998	
Gross SqFt	29,983	45,000	
Estimated Gross Income	\$460,539	\$691,332	
Gross Income per SqFt	\$15.36	\$15.36	
Full Market Value	\$1,819,999	\$2,340,000	
Market Value per SqFt	\$61.00	\$52.00	
Distance from Condominium in miles		2.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05322-7501	3-00051-0012	
Condominium Section	1726-R1		
Address	346 CONEY ISLAND AVENUE	65 WASHINGTON STREET	
Neighborhood	KENSINGTON	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	59	59	
Year Built	2006	2000	
Gross SqFt	75,797	50,457	
Estimated Gross Income	\$2,835,566	\$1,887,773	
Gross Income per SqFt	\$37.40	\$37.40	
Full Market Value	\$14,200,006	\$8,790,000	
Market Value per SqFt	\$187.00	\$174.00	
Distance from Condominium in miles		3.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05339-7501	3-01637-0001	3-00714-0044
Condominium Section	2394-R1		
Address	235 OCEAN PARKWAY	854 GATES AVENUE	4018 5 AVENUE
Neighborhood	KENSINGTON	BEDFORD STUYVESANT	SUNSET PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	14	86	32
Year Built	2007	1995	1906
Gross SqFt	14,535	24,528	24,620
Estimated Gross Income	\$0	\$711,270	\$410,892
Gross Income per SqFt	\$0.00	\$29.00	\$16.69
Full Market Value	\$1,400,005	\$1,510,000	\$1,390,000
Market Value per SqFt	\$96.00	\$62.00	\$56.00
Distance from Condominium in miles		3.85	1.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05364-7501	3-00925-0021	3-00925-0024
Condominium Section	4-R1		
Address	4007 15 AVENUE	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	1982	1916	1916
Gross SqFt	18,993	14,116	14,116
Estimated Gross Income	\$293,252	\$218,015	\$218,015
Gross Income per SqFt	\$15.44	\$15.44	\$15.44
Full Market Value	\$1,160,002	\$737,000	\$737,000
Market Value per SqFt	\$61.00	\$52.00	\$52.00
Distance from Condominium in miles		1.05	1.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05374-7501	3-05279-0043	
Condominium Section	683-R1		
Address	400 OCEAN PARKWAY	829 GREENWOOD AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	WINDSOR TERRACE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	22	135	
Year Built	1989	1982	
Gross SqFt	19,110	104,640	
Estimated Gross Income	\$0	\$2,225,685	
Gross Income per SqFt	\$0.00	\$21.27	
Full Market Value	\$1,848,008	\$9,220,000	
Market Value per SqFt	\$97.00	\$88.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05381-7501	3-05595-0014	
Condominium Section	169-R1		
Address	542 DAHILL ROAD	922 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	27	
Year Built	0	1924	
Gross SqFt	17,751	32,000	
Estimated Gross Income	\$273,543	\$492,984	
Gross Income per SqFt	\$15.41	\$15.41	
Full Market Value	\$1,079,999	\$1,050,000	
Market Value per SqFt	\$61.00	\$32.80	
Distance from Condominium in miles		1.05	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05400-7501	3-05279-0043	3-06523-0023
Condominium Section	2462-R1		
Address	597 OCEAN PARKWAY	829 GREENWOOD AVENUE	1320 CONEY ISLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	WINDSOR TERRACE	OCEAN PARKWAY-NORTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	44	135	36
Year Built	2008	1982	1926
Gross SqFt	43,528	104,640	23,400
Estimated Gross Income	\$761,740	\$2,225,685	\$400,172
Gross Income per SqFt	\$17.50	\$21.27	\$17.10
Full Market Value	\$4,867,928	\$9,220,000	\$1,350,000
Market Value per SqFt	\$112.00	\$88.00	\$58.00
Distance from Condominium in miles		1.25	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05416-7501	3-05355-0012	3-05385-0022
Condominium Section	2067-R1		
Address	4111 18 AVENUE	392 EAST 4 STREET	570 EAST 2 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	28	16
Year Built	0	1928	1916
Gross SqFt	14,630	22,176	12,240
Estimated Gross Income	\$193,848	\$348,855	\$131,819
Gross Income per SqFt	\$13.25	\$15.73	\$10.77
Full Market Value	\$708,000	\$1,180,000	\$314,000
Market Value per SqFt	\$48.40	\$53.00	\$25.70
Distance from Condominium in miles		0.70	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05423-7501	3-06591-0007	3-06523-0023
Condominium Section	1595-R1		
Address	702 OCEAN PARKWAY	1410 EAST 10 STREET	1320 CONEY ISLAND AVENUE
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C7-WALK-UP
Total Units	15	46	36
Year Built	2004	1997	1926
Gross SqFt	16,424	29,430	23,400
Estimated Gross Income	\$0	\$1,476,830	\$400,172
Gross Income per SqFt	\$0.00	\$50.00	\$17.10
Full Market Value	\$2,479,999	\$7,250,000	\$1,350,000
Market Value per SqFt	\$151.00	\$246.00	\$58.00
Distance from Condominium in miles		1.25	0.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05424-7501	3-06107-0033	
Condominium Section	1675-R1		
Address	215 PARKVILLE AVENUE	378 93 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	12	
Year Built	2006	2003	
Gross SqFt	9,010	10,555	
Estimated Gross Income	\$0	\$213,949	
Gross Income per SqFt	\$0.00	\$20.27	
Full Market Value	\$1,010,002	\$800,000	
Market Value per SqFt	\$112.00	\$76.00	
Distance from Condominium in miles		3.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05462-7501	3-05608-0051	
Condominium Section	182-R1		
Address	1901 51 STREET	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	23	
Year Built	1927	1924	
Gross SqFt	28,960	15,000	
Estimated Gross Income	\$499,560	\$258,750	
Gross Income per SqFt	\$17.25	\$17.25	
Full Market Value	\$1,980,003	\$968,000	
Market Value per SqFt	\$68.00	\$65.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05462-7501	3-05608-0051	
Condominium Section	182-R2		
Address	1900 51 STREET	1005 45 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	23	
Year Built	1923	1924	
Gross SqFt	25,229	15,000	
Estimated Gross Income	\$435,200	\$258,750	
Gross Income per SqFt	\$17.25	\$17.25	
Full Market Value	\$1,721,999	\$968,000	
Market Value per SqFt	\$68.00	\$65.00	
Distance from Condominium in miles		1.40	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7501	3-05628-0001	3-05595-0034
Condominium Section	22-R1		
Address	1845 52 STREET	4711 12 AVENUE	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	32	64	40
Year Built	1926	1930	1923
Gross SqFt	70,664	72,000	44,800
Estimated Gross Income	\$847,968	\$746,492	\$730,349
Gross Income per SqFt	\$12.00	\$10.37	\$16.30
Full Market Value	\$2,629,998	\$1,780,000	\$1,550,000
Market Value per SqFt	\$37.20	\$24.72	\$34.60
Distance from Condominium in miles		0.90	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7501	3-05628-0001	3-05595-0034
Condominium Section	22-R2		
Address	1840 52 STREET	4711 12 AVENUE	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	28	64	40
Year Built	1927	1930	1923
Gross SqFt	49,800	72,000	44,800
Estimated Gross Income	\$597,600	\$746,492	\$730,349
Gross Income per SqFt	\$12.00	\$10.37	\$16.30
Full Market Value	\$1,855,999	\$1,780,000	\$1,550,000
Market Value per SqFt	\$37.30	\$24.72	\$34.60
Distance from Condominium in miles		0.95	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7502	3-05707-0059	
Condominium Section	129-R1		
Address	1850 52 STREET	843 60 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	48	27	
Year Built	1927	1927	
Gross SqFt	105,996	20,160	
Estimated Gross Income	\$1,366,288	\$267,800	
Gross Income per SqFt	\$12.89	\$13.28	
Full Market Value	\$4,989,999	\$834,000	
Market Value per SqFt	\$47.10	\$41.40	
Distance from Condominium in miles		1.55	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7502	3-05707-0059	
Condominium Section	129-R2		
Address	1865 52 STREET	843 60 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	27	
Year Built	1926	1927	
Gross SqFt	52,998	20,160	
Estimated Gross Income	\$683,144	\$267,800	
Gross Income per SqFt	\$12.89	\$13.28	
Full Market Value	\$2,489,998	\$834,000	
Market Value per SqFt	\$47.00	\$41.40	
Distance from Condominium in miles		1.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05468-7503	3-05595-0014	3-05595-0034
Condominium Section	629-R1		
Address	5120 19 AVENUE	922 42 STREET	970 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	28	27	40
Year Built	0	1924	1923
Gross SqFt	60,000	32,000	44,800
Estimated Gross Income	\$951,600	\$492,984	\$730,349
Gross Income per SqFt	\$15.86	\$15.41	\$16.30
Full Market Value	\$3,770,005	\$1,050,000	\$1,550,000
Market Value per SqFt	\$63.00	\$32.80	\$34.60
Distance from Condominium in miles		1.40	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-7501	3-05595-0034	
Condominium Section	904-R1		
Address	2131 57 STREET	970 42 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	40	
Year Built	2001	1923	
Gross SqFt	52,632	44,800	
Estimated Gross Income	\$857,902	\$730,349	
Gross Income per SqFt	\$16.30	\$16.30	
Full Market Value	\$3,399,999	\$1,550,000	
Market Value per SqFt	\$65.00	\$34.60	
Distance from Condominium in miles		1.90	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05550-7501	3-02145-0018	3-01789-0033
Condominium Section	2075-R1		
Address	6410 BAY PARKWAY	440 BERRY STREET	640 LAFAYETTE AVENUE
Neighborhood	BOROUGH PARK	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C1-WALK-UP
Total Units	14	66	16
Year Built	2006	1995	1931
Gross SqFt	15,300	58,430	7,150
Estimated Gross Income	\$474,300	\$1,052,908	\$211,376
Gross Income per SqFt	\$31.00	\$18.02	\$29.60
Full Market Value	\$2,270,006	\$2,230,000	\$985,000
Market Value per SqFt	\$148.00	\$38.20	\$138.00
Distance from Condominium in miles		6.50	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05583-7501	3-01149-0006	
Condominium Section	1745-R1		
Address	929 40 STREET	677 CLASSON AVENUE	
Neighborhood	BOROUGH PARK	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	20	16	
Year Built	2006	1990	
Gross SqFt	28,060	6,100	
Estimated Gross Income	\$796,343	\$173,106	
Gross Income per SqFt	\$28.40	\$28.40	
Full Market Value	\$3,810,002	\$717,000	
Market Value per SqFt	\$136.00	\$118.00	
Distance from Condominium in miles		2.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05584-7501	3-00925-0021	3-00925-0027
Condominium Section	276-R1		
Address	1012 39 STREET	838 42 STREET	850 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1989	1916	1916
Gross SqFt	10,556	14,116	14,116
Estimated Gross Income	\$162,985	\$218,015	\$127,588
Gross Income per SqFt	\$15.44	\$15.44	\$9.04
Full Market Value	\$644,999	\$737,000	\$303,000
Market Value per SqFt	\$61.00	\$52.00	\$21.47
Distance from Condominium in miles		0.35	0.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05590-7502	3-05437-0050	
Condominium Section	1663-R1		
Address	970 41 STREET	4624 17 AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	50	51	
Year Built	2005	1992	
Gross SqFt	52,818	41,131	
Estimated Gross Income	\$0	\$744,473	
Gross Income per SqFt	\$0.00	\$18.10	
Full Market Value	\$449,996	\$1,580,000	
Market Value per SqFt	\$8.52	\$38.40	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05604-7506	3-00920-0011	3-00879-0001
Condominium Section	2205-R1		
Address	1227 44 STREET	814 40 STREET	655 5 AVENUE
Neighborhood	BOROUGH PARK	BOROUGH PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	12	12	11
Year Built	2007	2004	1931
Gross SqFt	11,375	10,516	11,144
Estimated Gross Income	\$241,036	\$231,794	\$226,657
Gross Income per SqFt	\$21.19	\$22.04	\$20.34
Full Market Value	\$998,000	\$960,000	\$848,000
Market Value per SqFt	\$88.00	\$91.00	\$76.00
Distance from Condominium in miles		0.60	1.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05608-7501	3-05861-0053	
Condominium Section	180-R1		
Address	1025 45 STREET	6820 RIDGE BOULEVARD	
Neighborhood	BOROUGH PARK	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	24	
Year Built	1923	1916	
Gross SqFt	25,868	26,700	
Estimated Gross Income	\$254,541	\$262,702	
Gross Income per SqFt	\$9.84	\$9.84	
Full Market Value	\$726,000	\$625,000	
Market Value per SqFt	\$28.10	\$23.41	
Distance from Condominium in miles		1.85	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05617-7502	3-05351-0008	3-05608-0051
Condominium Section	1026-R1		
Address	1317 46 STREET	58 CHURCH AVENUE	1005 45 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	24	20	23
Year Built	2002	1930	1924
Gross SqFt	46,000	13,500	15,000
Estimated Gross Income	\$805,000	\$235,785	\$258,750
Gross Income per SqFt	\$17.50	\$17.47	\$17.25
Full Market Value	\$3,089,999	\$882,000	\$968,000
Market Value per SqFt	\$67.00	\$65.00	\$65.00
Distance from Condominium in miles		0.55	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05619-7501	3-00714-0044	
Condominium Section	114-R1		
Address	4608 10 AVENUE	4018 5 AVENUE	
Neighborhood	BOROUGH PARK	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	32	
Year Built	1922	1906	
Gross SqFt	35,200	24,620	
Estimated Gross Income	\$564,960	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$2,236,000	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05634-7501	3-00925-0021	3-00925-0024
Condominium Section	12-R1		
Address	1225 49 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	20
Year Built	1929	1916	1916
Gross SqFt	20,044	14,116	14,116
Estimated Gross Income	\$0	\$218,015	\$218,015
Gross Income per SqFt	\$0.00	\$15.44	\$15.44
Full Market Value	\$1,035,001	\$737,000	\$737,000
Market Value per SqFt	\$52.00	\$52.00	\$52.00
Distance from Condominium in miles		0.65	0.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05637-7501	3-01637-0001	3-01979-0024
Condominium Section	1309-R1		
Address	863 50 STREET	854 GATES AVENUE	92 GATES AVENUE
Neighborhood	BOROUGH PARK	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	14	86	45
Year Built	2004	1995	1931
Gross SqFt	11,478	24,528	35,820
Estimated Gross Income	\$302,101	\$711,270	\$846,687
Gross Income per SqFt	\$26.30	\$29.00	\$23.64
Full Market Value	\$1,309,998	\$1,510,000	\$3,510,000
Market Value per SqFt	\$114.00	\$62.00	\$98.00
Distance from Condominium in miles		5.10	3.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05667-7501	3-00925-0021	3-00925-0024
Condominium Section	432-R1		
Address	1077 54 STREET	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	20	20
Year Built	1983	1916	1916
Gross SqFt	17,040	14,116	14,116
Estimated Gross Income	\$263,098	\$218,015	\$218,015
Gross Income per SqFt	\$15.44	\$15.44	\$15.44
Full Market Value	\$1,040,003	\$737,000	\$737,000
Market Value per SqFt	\$61.00	\$52.00	\$52.00
Distance from Condominium in miles		0.65	0.65

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05672-7501	3-00920-0011	
Condominium Section	1585-R1		
Address	858 54 STREET	814 40 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	12	
Year Built	2006	2004	
Gross SqFt	9,628	10,516	
Estimated Gross Income	\$212,201	\$231,794	
Gross Income per SqFt	\$22.04	\$22.04	
Full Market Value	\$921,001	\$960,000	
Market Value per SqFt	\$96.00	\$91.00	
Distance from Condominium in miles		0.70	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05703-7502	3-00925-0021	3-00925-0024
Condominium Section	687-R1		
Address	5823 11 AVENUE	838 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	20
Year Built	0	1916	1916
Gross SqFt	29,346	14,116	14,116
Estimated Gross Income	\$453,102	\$218,015	\$218,015
Gross Income per SqFt	\$15.44	\$15.44	\$15.44
Full Market Value	\$1,790,000	\$737,000	\$737,000
Market Value per SqFt	\$61.00	\$52.00	\$52.00
Distance from Condominium in miles		0.90	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05710-7502	3-00879-0001	3-00925-0024
Condominium Section	443-R1		
Address	1178 59 STREET	655 5 AVENUE	844 42 STREET
Neighborhood	BOROUGH PARK	SUNSET PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	31	11	20
Year Built	1985	1931	1916
Gross SqFt	5,484	11,144	14,116
Estimated Gross Income	\$0	\$226,657	\$218,015
Gross Income per SqFt	\$0.00	\$20.34	\$15.44
Full Market Value	\$750,000	\$848,000	\$737,000
Market Value per SqFt	\$137.00	\$76.00	\$52.00
Distance from Condominium in miles		2.20	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05714-7501	3-05545-0047	3-00925-0024
Condominium Section	830-R1		
Address	880 60 STREET	1691 65 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	12	48	20
Year Built	2000	1931	1916
Gross SqFt	9,999	43,200	14,116
Estimated Gross Income	\$238,038	\$645,086	\$218,015
Gross Income per SqFt	\$23.81	\$14.93	\$15.44
Full Market Value	\$985,999	\$2,180,000	\$737,000
Market Value per SqFt	\$99.00	\$50.00	\$52.00
Distance from Condominium in miles		1.20	0.90

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05750-7501	3-00714-0044	
Condominium Section	1323-R1		
Address	6511 FT HAMILTON PARKWAY	4018 5 AVENUE	
Neighborhood	DYKER HEIGHTS	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	17	32	
Year Built	2004	1906	
Gross SqFt	20,727	24,620	
Estimated Gross Income	\$332,668	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$1,319,998	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05818-7501	3-00791-0038	3-01959-0027
Condominium Section	324-R1		
Address	420 64 STREET	5002 5 AVENUE	80 GREENE AVENUE
Neighborhood	SUNSET PARK	SUNSET PARK	FORT GREENE
Building Classification	R4-ELEVATOR	C7-WALK-UP	D9-ELEVATOR
Total Units	76	11	97
Year Built	1990	1931	1982
Gross SqFt	64,313	7,400	71,470
Estimated Gross Income	\$1,752,529	\$209,638	\$1,870,768
Gross Income per SqFt	\$27.20	\$28.30	\$26.20
Full Market Value	\$8,389,999	\$868,000	\$7,750,000
Market Value per SqFt	\$130.00	\$117.00	\$108.00
Distance from Condominium in miles		0.70	4.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05868-7502	3-05942-0007	3-06034-0070
Condominium Section	954-R1		
Address	6911 SHORE ROAD	7501 5 AVENUE	333 86 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	16	17	49
Year Built	2002	1930	1925
Gross SqFt	30,510	20,630	43,900
Estimated Gross Income	\$647,117	\$695,261	\$383,010
Gross Income per SqFt	\$21.21	\$33.70	\$8.72
Full Market Value	\$2,810,000	\$3,240,000	\$812,000
Market Value per SqFt	\$92.00	\$157.00	\$18.50
Distance from Condominium in miles		1.00	1.05

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05891-7502	3-05861-0053	
Condominium Section	265-R1		
Address	7123 3 AVENUE	6820 RIDGE BOULEVARD	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	18	24	
Year Built	0	1916	
Gross SqFt	16,737	26,700	
Estimated Gross Income	\$164,692	\$262,702	
Gross Income per SqFt	\$9.84	\$9.84	
Full Market Value	\$471,000	\$625,000	
Market Value per SqFt	\$28.10	\$23.41	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06092-7501	3-06085-0047	3-06102-0047
Condominium Section	231-R1		
Address	106 BATTERY AVENUE	9124 3 AVENUE	9224 3 AVENUE
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	R2-WALK-UP	C7-WALK-UP	C7-WALK-UP
Total Units	11	11	17
Year Built	1988	1925	1927
Gross SqFt	8,088	7,200	8,100
Estimated Gross Income	\$186,024	\$146,334	\$216,356
Gross Income per SqFt	\$23.00	\$20.32	\$26.70
Full Market Value	\$808,000	\$547,000	\$896,000
Market Value per SqFt	\$100.00	\$76.00	\$111.00
Distance from Condominium in miles		0.55	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06092-7503	3-06115-0151	
Condominium Section	1331-R1		
Address	118 BATTERY AVENUE	125 95 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	14	
Year Built	2004	2002	
Gross SqFt	22,160	16,500	
Estimated Gross Income	\$309,132	\$230,152	
Gross Income per SqFt	\$13.95	\$13.95	
Full Market Value	\$1,130,000	\$717,000	
Market Value per SqFt	\$51.00	\$43.50	
Distance from Condominium in miles		0.65	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-7501	3-05942-0007	3-06034-0070
Condominium Section	846-R1		
Address	52 92 STREET	7501 5 AVENUE	333 86 STREET
Neighborhood	BAY RIDGE	BAY RIDGE	BAY RIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	30	17	49
Year Built	2001	1930	1925
Gross SqFt	34,103	20,630	43,900
Estimated Gross Income	\$0	\$695,261	\$383,010
Gross Income per SqFt	\$0.00	\$33.70	\$8.72
Full Market Value	\$3,095,001	\$3,240,000	\$812,000
Market Value per SqFt	\$91.00	\$157.00	\$18.50
Distance from Condominium in miles		1.10	0.55

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06120-7501	3-06107-0033	
Condominium Section	800-R1		
Address	115 96 STREET	378 93 STREET	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	12	
Year Built	1988	2003	
Gross SqFt	18,432	10,555	
Estimated Gross Income	\$294,912	\$213,949	
Gross Income per SqFt	\$16.00	\$20.27	
Full Market Value	\$1,170,000	\$800,000	
Market Value per SqFt	\$63.00	\$76.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06133-7501	3-00714-0044	3-05942-0007
Condominium Section	1125-R1		
Address	9935 SHORE ROAD	4018 5 AVENUE	7501 5 AVENUE
Neighborhood	BAY RIDGE	SUNSET PARK	BAY RIDGE
Building Classification	R4-ELEVATOR	C7-WALK-UP	C7-WALK-UP
Total Units	24	32	17
Year Built	2004	1906	1930
Gross SqFt	30,793	24,620	20,630
Estimated Gross Income	\$494,228	\$410,892	\$695,261
Gross Income per SqFt	\$16.05	\$16.69	\$33.70
Full Market Value	\$1,960,000	\$1,390,000	\$3,240,000
Market Value per SqFt	\$64.00	\$56.00	\$157.00
Distance from Condominium in miles		3.05	1.25

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06134-7501	3-06093-0029	
Condominium Section	273-R1		
Address	336 99 STREET	92 PARROTT PLACE	
Neighborhood	BAY RIDGE	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	12	
Year Built	1983	1978	
Gross SqFt	10,971	9,369	
Estimated Gross Income	\$148,328	\$126,708	
Gross Income per SqFt	\$13.52	\$13.52	
Full Market Value	\$512,002	\$395,000	
Market Value per SqFt	\$46.70	\$42.20	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06135-7501	3-08688-0079	3-01169-0009
Condominium Section	118-R1		
Address	9921 4 AVENUE	3094 BRIGHTON 5 STREET	381 FLATBUSH AVENUE
Neighborhood	BAY RIDGE	BRIGHTON BEACH	PROSPECT HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	52	43	50
Year Built	1987	1929	1924
Gross SqFt	47,420	52,200	35,700
Estimated Gross Income	\$663,880	\$683,800	\$584,734
Gross Income per SqFt	\$14.00	\$13.10	\$16.38
Full Market Value	\$2,420,002	\$2,130,000	\$1,980,000
Market Value per SqFt	\$51.00	\$40.80	\$55.00
Distance from Condominium in miles		4.45	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06137-7502	3-06107-0033	3-05743-0021
Condominium Section	2173-R1		
Address	10002 4 AVENUE	378 93 STREET	6402 FT HAMILTON PARKWAY
Neighborhood	BAY RIDGE	BAY RIDGE	BOROUGH PARK
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C7-WALK-UP
Total Units	18	12	14
Year Built	2008	2003	1931
Gross SqFt	20,790	10,555	8,008
Estimated Gross Income	\$436,590	\$213,949	\$164,284
Gross Income per SqFt	\$21.00	\$20.27	\$20.51
Full Market Value	\$1,840,000	\$800,000	\$614,000
Market Value per SqFt	\$89.00	\$76.00	\$77.00
Distance from Condominium in miles		0.35	1.85

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06241-7501	3-05570-0001	3-01892-0061
Condominium Section	2225-R1		
Address	7620 BAY PARKWAY	6713 19 AVENUE	98 GRAND AVENUE
Neighborhood	BENSONHURST	BENSONHURST	CLINTON HILL
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	21	41	26
Year Built	2005	1928	1946
Gross SqFt	28,750	34,000	25,000
Estimated Gross Income	\$0	\$392,927	\$557,973
Gross Income per SqFt	\$0.00	\$11.56	\$22.32
Full Market Value	\$1,830,002	\$1,100,000	\$2,310,000
Market Value per SqFt	\$64.00	\$32.40	\$92.00
Distance from Condominium in miles		0.55	6.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06251-7501	3-05573-0001	
Condominium Section	293-R1		
Address	2080 77 STREET	1501 BAY RIDGE AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	28	25	
Year Built	1920	1927	
Gross SqFt	28,800	21,240	
Estimated Gross Income	\$328,608	\$253,336	
Gross Income per SqFt	\$11.41	\$11.93	
Full Market Value	\$1,129,999	\$712,000	
Market Value per SqFt	\$39.20	\$33.50	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06253-7501	3-05578-0001	
Condominium Section	36-R1		
Address	10 AVENUE P	6801 19 AVENUE	
Neighborhood	BENSONHURST	BENSONHURST	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	65	95	
Year Built	1939	1931	
Gross SqFt	64,800	89,772	
Estimated Gross Income	\$697,896	\$1,128,467	
Gross Income per SqFt	\$10.77	\$12.57	
Full Market Value	\$2,408,009	\$3,170,000	
Market Value per SqFt	\$37.20	\$35.30	
Distance from Condominium in miles		0.60	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06253-7502	3-05570-0001	3-01892-0061
Condominium Section	1215-R1		
Address	105 KINGS HIGHWAY	6713 19 AVENUE	98 GRAND AVENUE
Neighborhood	BENSONHURST	BENSONHURST	CLINTON HILL
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	19	41	26
Year Built	2003	1928	1946
Gross SqFt	35,700	34,000	25,000
Estimated Gross Income	\$731,136	\$392,927	\$557,973
Gross Income per SqFt	\$20.48	\$11.56	\$22.32
Full Market Value	\$3,169,999	\$1,100,000	\$2,310,000
Market Value per SqFt	\$89.00	\$32.40	\$92.00
Distance from Condominium in miles		0.65	6.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06269-7501	3-01149-0006	
Condominium Section	948-R1		
Address	7902 15 AVENUE	677 CLASSON AVENUE	
Neighborhood	BENSONHURST	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	23	16	
Year Built	2002	1990	
Gross SqFt	12,559	6,100	
Estimated Gross Income	\$356,424	\$173,106	
Gross Income per SqFt	\$28.40	\$28.40	
Full Market Value	\$1,710,000	\$717,000	
Market Value per SqFt	\$136.00	\$118.00	
Distance from Condominium in miles		4.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06322-7501	3-01892-0061	
Condominium Section	174-R1		
Address	8405 13 AVENUE	98 GRAND AVENUE	
Neighborhood	DYKER HEIGHTS	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	26	
Year Built	1987	1946	
Gross SqFt	9,626	25,000	
Estimated Gross Income	\$214,852	\$557,973	
Gross Income per SqFt	\$22.32	\$22.32	
Full Market Value	\$933,000	\$2,310,000	
Market Value per SqFt	\$97.00	\$92.00	
Distance from Condominium in miles		6.10	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06405-7501	3-07058-0013	
Condominium Section	18-R1		
Address	147 BAY 20 STREET	2920 WEST 21 STREET	
Neighborhood	BATH BEACH	CONEY ISLAND	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	224	
Year Built	1985	1975	
Gross SqFt	14,462	230,836	
Estimated Gross Income	\$0	\$3,662,004	
Gross Income per SqFt	\$0.00	\$15.86	
Full Market Value	\$939,999	\$7,760,000	
Market Value per SqFt	\$65.00	\$33.60	
Distance from Condominium in miles		2.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06411-7501	3-06446-0001	3-06463-0012
Condominium Section	7-R1		
Address	153/-59 BAY 26 STREET	2137 CROSEY AVENUE	225 BAY 17 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	R9-CONDOPS	C1-WALK-UP	C9-WALK-UP
Total Units	28	41	84
Year Built	1922	1921	1951
Gross SqFt	18,964	43,600	78,063
Estimated Gross Income	\$0	\$429,596	\$732,134
Gross Income per SqFt	\$0.00	\$9.85	\$9.38
Full Market Value	\$599,000	\$1,020,000	\$1,740,000
Market Value per SqFt	\$31.60	\$23.39	\$22.29
Distance from Condominium in miles		0.15	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06414-7501	3-06434-0021	
Condominium Section	2116-R1		
Address	8686 BAY PARKWAY	8785 BAY 16 STREET	
Neighborhood	BATH BEACH	BATH BEACH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	32	34	
Year Built	2007	1927	
Gross SqFt	78,042	29,336	
Estimated Gross Income	\$792,907	\$272,232	
Gross Income per SqFt	\$10.16	\$9.28	
Full Market Value	\$2,460,000	\$647,000	
Market Value per SqFt	\$31.50	\$22.05	
Distance from Condominium in miles		0.65	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06425-7501	3-00714-0044	
Condominium Section	1374-R1		
Address	1428 BATH AVENUE	4018 5 AVENUE	
Neighborhood	BATH BEACH	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	32	
Year Built	2001	1906	
Gross SqFt	15,224	24,620	
Estimated Gross Income	\$245,148	\$410,892	
Gross Income per SqFt	\$16.10	\$16.69	
Full Market Value	\$970,000	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06439-7501	3-06447-0018	3-06410-0027
Condominium Section	311-R1		
Address	182 BAY 22 STREET	195 BAY 29 STREET	107 BAY 25 STREET
Neighborhood	BATH BEACH	BATH BEACH	BATH BEACH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	14	12
Year Built	1933	1931	1929
Gross SqFt	14,115	13,230	12,600
Estimated Gross Income	\$145,385	\$162,188	\$135,495
Gross Income per SqFt	\$10.30	\$12.26	\$10.75
Full Market Value	\$452,003	\$386,000	\$351,000
Market Value per SqFt	\$32.00	\$29.20	\$27.90
Distance from Condominium in miles		0.40	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06494-7501	3-06107-0033	
Condominium Section	2209-R1		
Address	622 FOSTER AVENUE	378 93 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	BAY RIDGE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	35	12	
Year Built	2006	2003	
Gross SqFt	52,645	10,555	
Estimated Gross Income	\$1,158,190	\$213,949	
Gross Income per SqFt	\$22.00	\$20.27	
Full Market Value	\$4,800,000	\$800,000	
Market Value per SqFt	\$91.00	\$76.00	
Distance from Condominium in miles		3.35	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06532-7501	3-06523-0023	
Condominium Section	2365-R1		
Address	1189 OCEAN PARKWAY	1320 CONEY ISLAND AVENUE	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	13	36	
Year Built	2007	1926	
Gross SqFt	25,685	23,400	
Estimated Gross Income	\$924,660	\$400,172	
Gross Income per SqFt	\$36.00	\$17.10	
Full Market Value	\$4,310,000	\$1,350,000	
Market Value per SqFt	\$168.00	\$58.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06552-7501	3-05545-0047	
Condominium Section	1654-R1		
Address	2231 64 STREET	1691 65 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	48	
Year Built	2006	1931	
Gross SqFt	11,427	43,200	
Estimated Gross Income	\$205,686	\$645,086	
Gross Income per SqFt	\$18.00	\$14.93	
Full Market Value	\$814,004	\$2,180,000	
Market Value per SqFt	\$71.00	\$50.00	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06557-7502	3-00923-0050	3-00925-0024
Condominium Section	1904-R1		
Address	6214 24 AVENUE	859 42 STREET	844 42 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	22	31	20
Year Built	0	1927	1916
Gross SqFt	29,596	22,296	14,116
Estimated Gross Income	\$403,098	\$303,631	\$218,015
Gross Income per SqFt	\$13.62	\$13.62	\$15.44
Full Market Value	\$1,470,000	\$946,000	\$737,000
Market Value per SqFt	\$49.70	\$42.40	\$52.00
Distance from Condominium in miles		2.45	2.45

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06562-7501	3-05743-0021	
Condominium Section	1184-R1		
Address	2469 65 STREET	6402 FT HAMILTON PARKWAY	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	13	14	
Year Built	0	1931	
Gross SqFt	16,153	8,008	
Estimated Gross Income	\$204,000	\$164,284	
Gross Income per SqFt	\$12.63	\$20.51	
Full Market Value	\$886,004	\$614,000	
Market Value per SqFt	\$55.00	\$77.00	
Distance from Condominium in miles		2.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06579-7501	3-06602-0045	
Condominium Section	1070-R1		
Address	1460 WEST 5 STREET	267 AVENUE P	
Neighborhood	GRAVESEND	GRAVESEND	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	23	12	
Year Built	2003	2006	
Gross SqFt	13,257	19,300	
Estimated Gross Income	\$247,243	\$485,200	
Gross Income per SqFt	\$18.65	\$25.10	
Full Market Value	\$767,999	\$2,010,000	
Market Value per SqFt	\$58.00	\$104.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06579-7502	3-01148-0020	3-01380-0074
Condominium Section	1916-R1		
Address	143 AVENUE O	802 BERGEN STREET	1515 ST JOHN'S PLACE
Neighborhood	GRAVESEND	CROWN HEIGHTS	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	32	20
Year Built	2005	2001	1914
Gross SqFt	25,487	28,912	14,400
Estimated Gross Income	\$407,792	\$400,427	\$265,661
Gross Income per SqFt	\$16.00	\$13.85	\$18.45
Full Market Value	\$1,610,000	\$1,250,000	\$993,000
Market Value per SqFt	\$63.00	\$43.20	\$69.00
Distance from Condominium in miles		4.65	4.95

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06590-7501	3-05360-0082	3-05355-0012
Condominium Section	219-R1		
Address	1489 EAST 8 STREET	285 EAST 8 STREET	392 EAST 4 STREET
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	28
Year Built	1926	1930	1928
Gross SqFt	11,800	11,000	22,176
Estimated Gross Income	\$144,786	\$107,491	\$348,855
Gross Income per SqFt	\$12.27	\$9.77	\$15.73
Full Market Value	\$500,001	\$256,000	\$1,180,000
Market Value per SqFt	\$42.40	\$23.27	\$53.00
Distance from Condominium in miles		2.00	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06600-7501	3-00714-0044	
Condominium Section	1463-R1		
Address	1569 WEST 7 STREET	4018 5 AVENUE	
Neighborhood	GRAVESEND	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	19	32	
Year Built	2005	1906	
Gross SqFt	23,777	24,620	
Estimated Gross Income	\$381,621	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$1,509,999	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		3.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06600-7502	3-01043-0001	3-00376-0023
Condominium Section	1991-R1		
Address	1562 WEST 6 STREET	549 6 AVENUE	104 LUQUER STREET
Neighborhood	GRAVESEND	PARK SLOPE SOUTH	CARROLL GARDENS
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	24	16	22
Year Built	2006	1931	2003
Gross SqFt	22,602	10,508	24,150
Estimated Gross Income	\$519,846	\$239,133	\$550,145
Gross Income per SqFt	\$23.00	\$22.76	\$22.78
Full Market Value	\$2,260,000	\$991,000	\$2,340,000
Market Value per SqFt	\$100.00	\$94.00	\$97.00
Distance from Condominium in miles		3.80	4.85

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06608-7501	3-01422-0001	
Condominium Section	19-R1		
Address	1620 EAST 2 STREET	675 EMPIRE BOULEVARD	
Neighborhood	OCEAN PARKWAY-NORTH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	64	77	
Year Built	1941	1928	
Gross SqFt	60,600	77,847	
Estimated Gross Income	\$705,144	\$973,210	
Gross Income per SqFt	\$11.64	\$12.50	
Full Market Value	\$1,830,005	\$2,730,000	
Market Value per SqFt	\$30.20	\$35.10	
Distance from Condominium in miles		4.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06622-7501	3-00042-0018	3-00376-0023
Condominium Section	1303-R1		
Address	1642 WEST 9 STREET	254 WATER STREET	104 LUQUER STREET
Neighborhood	GRAVESEND	DOWNTOWN-FULTON FERRY	CARROLL GARDENS
Building Classification	R4-ELEVATOR	D8-ELEVATOR	D1-ELEVATOR
Total Units	21	26	22
Year Built	2004	2002	2003
Gross SqFt	18,571	28,358	24,150
Estimated Gross Income	\$402,062	\$614,007	\$550,145
Gross Income per SqFt	\$21.65	\$21.65	\$22.78
Full Market Value	\$1,749,999	\$2,540,000	\$2,340,000
Market Value per SqFt	\$94.00	\$90.00	\$97.00
Distance from Condominium in miles		6.60	5.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06625-7501	3-03031-0018	3-05053-0010
Condominium Section	2613-R1		
Address	214 AVENUE P	391 LORIMER STREET	148 PARKSIDE AVENUE
Neighborhood	GRAVESEND	WILLIAMSBURG-EAST	FLATBUSH-CENTRAL
Building Classification	R4-ELEVATOR	C9-WALK-UP	C1-WALK-UP
Total Units	14	167	23
Year Built	2005	1984	1916
Gross SqFt	29,084	102,695	23,641
Estimated Gross Income	\$841,110	\$2,774,913	\$294,150
Gross Income per SqFt	\$28.90	\$27.00	\$12.44
Full Market Value	\$3,724,278	\$5,880,000	\$827,000
Market Value per SqFt	\$128.00	\$57.00	\$35.00
Distance from Condominium in miles		7.20	3.35

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06651-7501	3-01043-0001	
Condominium Section	1149-R1		
Address	202 QUENTIN ROAD	549 6 AVENUE	
Neighborhood	GRAVESEND	PARK SLOPE SOUTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	16	
Year Built	2002	1931	
Gross SqFt	11,525	10,508	
Estimated Gross Income	\$258,852	\$239,133	
Gross Income per SqFt	\$22.46	\$22.76	
Full Market Value	\$1,119,998	\$991,000	
Market Value per SqFt	\$97.00	\$94.00	
Distance from Condominium in miles		4.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06653-7501	3-06911-0006	
Condominium Section	1494-R1		
Address	355 KINGS HIGHWAY	2629 CROPSEY AVENUE	
Neighborhood	GRAVESEND	GRAVESEND	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	28	106	
Year Built	2003	1987	
Gross SqFt	54,201	75,586	
Estimated Gross Income	\$1,029,819	\$1,436,419	
Gross Income per SqFt	\$19.00	\$19.00	
Full Market Value	\$4,080,003	\$3,050,000	
Market Value per SqFt	\$75.00	\$40.40	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06699-7501	3-01464-0043	3-06707-0014
Condominium Section	454-R1		
Address	860 EAST 16 STREET	1631 EASTERN PARKWAY EXT	918 EAST 15 STREET
Neighborhood	MIDWOOD	OCEAN HILL	MIDWOOD
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	18	13	20
Year Built	0	1910	1925
Gross SqFt	33,133	12,000	14,080
Estimated Gross Income	\$387,656	\$134,444	\$171,585
Gross Income per SqFt	\$11.70	\$11.20	\$12.19
Full Market Value	\$1,340,005	\$349,000	\$482,000
Market Value per SqFt	\$40.40	\$29.10	\$34.20
Distance from Condominium in miles		3.85	0.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06721-7501	3-06703-0073	3-06721-0070
Condominium Section	2011-R1		
Address	1494 OCEAN AVENUE	1362 OCEAN AVENUE	1554 OCEAN AVENUE
Neighborhood	MIDWOOD	MIDWOOD	MIDWOOD
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	44	48	73
Year Built	1922	1923	1926
Gross SqFt	44,400	42,420	65,980
Estimated Gross Income	\$880,000	\$449,841	\$631,390
Gross Income per SqFt	\$19.82	\$10.60	\$9.57
Full Market Value	\$3,820,002	\$1,170,000	\$1,500,000
Market Value per SqFt	\$86.00	\$27.60	\$22.73
Distance from Condominium in miles		0.35	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06742-7501	3-00177-0034	3-06767-0080
Condominium Section	2041-R1		
Address	1322 EAST 14 STREET	397 ATLANTIC AVENUE	2011 OCEAN AVENUE
Neighborhood	MIDWOOD	BOERUM HILL	MIDWOOD
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	13	13	76
Year Built	2008	2004	1948
Gross SqFt	21,927	14,800	61,000
Estimated Gross Income	\$504,321	\$466,050	\$992,538
Gross Income per SqFt	\$23.00	\$31.50	\$16.27
Full Market Value	\$2,190,000	\$2,170,000	\$3,360,000
Market Value per SqFt	\$100.00	\$147.00	\$55.00
Distance from Condominium in miles		5.10	0.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06761-7501	3-06683-0052	
Condominium Section	1859-R1		
Address	1530 EAST 15 STREET	1965 EAST 7 STREET	
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	12	35	
Year Built	2005	1931	
Gross SqFt	16,000	25,075	
Estimated Gross Income	\$211,200	\$340,920	
Gross Income per SqFt	\$13.20	\$13.60	
Full Market Value	\$771,001	\$723,000	
Market Value per SqFt	\$48.20	\$28.80	
Distance from Condominium in miles		0.60	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06766-7501	3-06767-0080	3-00177-0034
Condominium Section	1232-R1		
Address	2072 OCEAN AVENUE	2011 OCEAN AVENUE	397 ATLANTIC AVENUE
Neighborhood	MIDWOOD	MIDWOOD	BOERUM HILL
Building Classification	R4-ELEVATOR	D7-ELEVATOR	C1-WALK-UP
Total Units	13	76	13
Year Built	2003	1948	2004
Gross SqFt	20,340	61,000	14,800
Estimated Gross Income	\$488,160	\$992,538	\$466,050
Gross Income per SqFt	\$24.00	\$16.27	\$31.50
Full Market Value	\$2,120,000	\$3,360,000	\$2,170,000
Market Value per SqFt	\$104.00	\$55.00	\$147.00
Distance from Condominium in miles		0.05	5.50

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06801-7503	3-00714-0044	
Condominium Section	1717-R1		
Address	1764 EAST 19 STREET	4018 5 AVENUE	
Neighborhood	MADISON	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	16	32	
Year Built	2007	1906	
Gross SqFt	24,696	24,620	
Estimated Gross Income	\$396,371	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$1,569,998	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		4.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06802-7501	3-06115-0151	3-01116-0063
Condominium Section	2073-R1		
Address	1765 EAST 19 STREET	125 95 STREET	577 PROSPECT AVENUE
Neighborhood	MADISON	BAY RIDGE	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	11	14	13
Year Built	2006	2002	2001
Gross SqFt	17,080	16,500	18,105
Estimated Gross Income	\$286,090	\$230,152	\$357,615
Gross Income per SqFt	\$16.75	\$13.95	\$19.75
Full Market Value	\$1,129,998	\$717,000	\$1,340,000
Market Value per SqFt	\$66.00	\$43.50	\$74.00
Distance from Condominium in miles		4.45	3.65

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06819-7501	3-01909-0011	3-06792-0015
Condominium Section	1359-R1		
Address	1833 EAST 13 STREET	139 EMERSON PLACE	2992 NOSTRAND AVENUE
Neighborhood	MADISON	CLINTON HILL	MADISON
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	50	48
Year Built	2004	1946	1954
Gross SqFt	19,600	45,670	47,000
Estimated Gross Income	\$235,200	\$891,813	\$537,805
Gross Income per SqFt	\$12.00	\$19.53	\$11.44
Full Market Value	\$810,998	\$3,330,000	\$1,390,000
Market Value per SqFt	\$41.40	\$73.00	\$29.60
Distance from Condominium in miles		6.10	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06940-7501	3-06604-0001	3-06621-0042
Condominium Section	13-R1		
Address	2121 SHORE PARKWAY SR NOR	2402 65 STREET	1684 WEST 10 STREET
Neighborhood	GRAVESEND	GRAVESEND	GRAVESEND
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D7-ELEVATOR
Total Units	110	95	91
Year Built	1965	1931	1928
Gross SqFt	109,200	81,120	75,000
Estimated Gross Income	\$1,357,356	\$1,008,720	\$987,448
Gross Income per SqFt	\$12.43	\$12.43	\$13.17
Full Market Value	\$4,217,036	\$2,830,000	\$3,070,000
Market Value per SqFt	\$38.60	\$34.90	\$40.90
Distance from Condominium in miles		1.80	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07103-7501	3-01043-0001	3-01149-0006
Condominium Section	2467-R1		
Address	279 LAKE STREET	549 6 AVENUE	677 CLASSON AVENUE
Neighborhood	GRAVESEND	PARK SLOPE SOUTH	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	16	16
Year Built	2007	1931	1990
Gross SqFt	9,750	10,508	6,100
Estimated Gross Income	\$273,000	\$239,133	\$173,106
Gross Income per SqFt	\$28.00	\$22.76	\$28.40
Full Market Value	\$1,129,974	\$991,000	\$717,000
Market Value per SqFt	\$116.00	\$94.00	\$118.00
Distance from Condominium in miles		4.60	5.50

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07242-7501	3-05448-0058	
Condominium Section	358-R1		
Address	611 BANNER AVENUE	1673 49 STREET	
Neighborhood	BRIGHTON BEACH	BOROUGH PARK	
Building Classification	R9-CONDOPS	D7-ELEVATOR	
Total Units	101	37	
Year Built	1989	1931	
Gross SqFt	87,134	38,880	
Estimated Gross Income	\$0	\$328,947	
Gross Income per SqFt	\$0.00	\$8.46	
Full Market Value	\$2,500,000	\$697,000	
Market Value per SqFt	\$28.70	\$17.93	
Distance from Condominium in miles		3.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-7501	3-00714-0044	
Condominium Section	1267-R1		
Address	2827 OCEAN PARKWAY	4018 5 AVENUE	
Neighborhood	BRIGHTON BEACH	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	2001	1906	
Gross SqFt	18,063	24,620	
Estimated Gross Income	\$289,911	\$410,892	
Gross Income per SqFt	\$16.05	\$16.69	
Full Market Value	\$1,150,002	\$1,390,000	
Market Value per SqFt	\$64.00	\$56.00	
Distance from Condominium in miles		5.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07298-7502	3-01149-0006	
Condominium Section	2051-R1		
Address	2408 OCEAN AVENUE	677 CLASSON AVENUE	
Neighborhood	MADISON	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	21	16	
Year Built	2006	1990	
Gross SqFt	25,009	6,100	
Estimated Gross Income	\$662,739	\$173,106	
Gross Income per SqFt	\$26.50	\$28.40	
Full Market Value	\$2,880,002	\$717,000	
Market Value per SqFt	\$115.00	\$118.00	
Distance from Condominium in miles		5.10	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07298-7503	3-01149-0006	
Condominium Section	2055-R1		
Address	2388 OCEAN AVENUE	677 CLASSON AVENUE	
Neighborhood	MADISON	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	21	16	
Year Built	0	1990	
Gross SqFt	23,679	6,100	
Estimated Gross Income	\$615,654	\$173,106	
Gross Income per SqFt	\$26.00	\$28.40	
Full Market Value	\$2,670,002	\$717,000	
Market Value per SqFt	\$113.00	\$118.00	
Distance from Condominium in miles		5.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07299-7501	3-01149-0006	
Condominium Section	1407-R1		
Address	2421 OCEAN AVENUE	677 CLASSON AVENUE	
Neighborhood	MADISON	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	0	1990	
Gross SqFt	17,388	6,100	
Estimated Gross Income	\$333,312	\$173,106	
Gross Income per SqFt	\$19.17	\$28.40	
Full Market Value	\$1,450,000	\$717,000	
Market Value per SqFt	\$83.00	\$118.00	
Distance from Condominium in miles		5.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07299-7502	3-07319-0033	
Condominium Section	1816-R1		
Address	2381 OCEAN AVENUE	2066 EAST 15 STREET	
Neighborhood	MADISON	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	16	
Year Built	2006	1927	
Gross SqFt	28,967	12,640	
Estimated Gross Income	\$434,505	\$155,100	
Gross Income per SqFt	\$15.00	\$12.27	
Full Market Value	\$1,589,998	\$436,000	
Market Value per SqFt	\$55.00	\$34.50	
Distance from Condominium in miles		0.35	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07325-7501	3-06792-0015	
Condominium Section	1495-R1		
Address	2511 OCEAN AVENUE	2992 NOSTRAND AVENUE	
Neighborhood	MADISON	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	25	48	
Year Built	2005	1954	
Gross SqFt	43,876	47,000	
Estimated Gross Income	\$501,941	\$537,805	
Gross Income per SqFt	\$11.44	\$11.44	
Full Market Value	\$1,730,003	\$1,390,000	
Market Value per SqFt	\$39.40	\$29.60	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07325-7504	3-01149-0006	
Condominium Section	2028-R1		
Address	2523 OCEAN AVENUE	677 CLASSON AVENUE	
Neighborhood	MADISON	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	15	16	
Year Built	2005	1990	
Gross SqFt	17,109	6,100	
Estimated Gross Income	\$337,218	\$173,106	
Gross Income per SqFt	\$19.71	\$28.40	
Full Market Value	\$1,460,000	\$717,000	
Market Value per SqFt	\$85.00	\$118.00	
Distance from Condominium in miles		5.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07353-7501	3-07372-0037	3-07465-0009
Condominium Section	1846-R1		
Address	2569 OCEAN AVENUE	2276 HOMECREST AVENUE	2024 JEROME AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	27	16	16
Year Built	2007	1947	1979
Gross SqFt	65,764	11,800	16,280
Estimated Gross Income	\$1,119,303	\$207,411	\$262,937
Gross Income per SqFt	\$17.02	\$17.58	\$16.15
Full Market Value	\$4,430,000	\$776,000	\$889,000
Market Value per SqFt	\$67.00	\$66.00	\$55.00
Distance from Condominium in miles		0.50	0.75

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07404-7502	3-07465-0009	3-08786-0029
Condominium Section	1749-R1		
Address	2736 OCEAN AVENUE	2024 JEROME AVENUE	3611 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	14	16	16
Year Built	2005	1979	1982
Gross SqFt	21,306	16,280	10,384
Estimated Gross Income	\$354,745	\$262,937	\$178,182
Gross Income per SqFt	\$16.65	\$16.15	\$17.16
Full Market Value	\$1,400,000	\$889,000	\$666,000
Market Value per SqFt	\$66.00	\$55.00	\$64.00
Distance from Condominium in miles		0.45	0.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07404-7503	3-07467-0013	
Condominium Section	1973-R1		
Address	2752 OCEAN AVENUE	2654 EAST 23 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	20	16	
Year Built	2004	1982	
Gross SqFt	19,032	10,248	
Estimated Gross Income	\$291,380	\$156,941	
Gross Income per SqFt	\$15.31	\$15.31	
Full Market Value	\$1,150,004	\$531,000	
Market Value per SqFt	\$60.00	\$52.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07405-7501	3-00714-0044	
Condominium Section	2184-R1		
Address	2781A OCEAN AVENUE	4018 5 AVENUE	
Neighborhood	SHEEPSHEAD BAY	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	72	32	
Year Built	1957	1906	
Gross SqFt	62,370	24,620	
Estimated Gross Income	\$0	\$410,892	
Gross Income per SqFt	\$0.00	\$16.69	
Full Market Value	\$5,629,831	\$1,390,000	
Market Value per SqFt	\$90.00	\$56.00	
Distance from Condominium in miles		4.95	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07412-7501	3-07458-0062	
Condominium Section	284-R1		
Address	2475 EAST 11 STREET	2625 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	62	77	
Year Built	1961	1957	
Gross SqFt	60,072	72,840	
Estimated Gross Income	\$755,706	\$956,687	
Gross Income per SqFt	\$12.58	\$13.13	
Full Market Value	\$2,610,000	\$2,980,000	
Market Value per SqFt	\$43.40	\$40.90	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07414-7501	3-07372-0037	
Condominium Section	532-R1		
Address	1208 SHEEPSHEAD BAY ROAD	2276 HOMECREST AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	1988	1947	
Gross SqFt	14,100	11,800	
Estimated Gross Income	\$0	\$207,411	
Gross Income per SqFt	\$0.00	\$17.58	
Full Market Value	\$757,000	\$776,000	
Market Value per SqFt	\$54.00	\$66.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07437-7503	3-06107-0033	3-07124-0044
Condominium Section	1862-R1		
Address	2570 EAST 17 STREET	378 93 STREET	61 VILLAGE ROAD NORTH
Neighborhood	SHEEPSHEAD BAY	BAY RIDGE	OCEAN PARKWAY-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	16	12	11
Year Built	2005	2003	2005
Gross SqFt	38,257	10,555	14,500
Estimated Gross Income	\$765,140	\$213,949	\$293,915
Gross Income per SqFt	\$20.00	\$20.27	\$20.27
Full Market Value	\$3,319,998	\$800,000	\$1,100,000
Market Value per SqFt	\$87.00	\$76.00	\$76.00
Distance from Condominium in miles		4.60	1.15

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-7501	3-07415-0001	
Condominium Section	14-R2		
Address	2900 OCEAN AVENUE	2403 EAST 13 STREET	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	88	12	
Year Built	1957	1975	
Gross SqFt	75,324	9,000	
Estimated Gross Income	\$0	\$148,944	
Gross Income per SqFt	\$0.00	\$16.55	
Full Market Value	\$4,870,018	\$504,000	
Market Value per SqFt	\$65.00	\$56.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07462-7501	3-08792-0063	3-07722-0029
Condominium Section	1743-R1		
Address	2615 EAST 17 STREET	2801 EMMONS AVENUE	885 EAST 38 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	FLATBUSH-EAST
Building Classification	R4-ELEVATOR	D6-ELEVATOR	D1-ELEVATOR
Total Units	29	55	30
Year Built	2006	2004	1929
Gross SqFt	32,236	45,054	25,200
Estimated Gross Income	\$593,465	\$1,181,957	\$266,885
Gross Income per SqFt	\$18.41	\$26.20	\$10.59
Full Market Value	\$2,350,000	\$4,900,000	\$692,000
Market Value per SqFt	\$73.00	\$109.00	\$27.50
Distance from Condominium in miles		0.65	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07465-7501	3-07465-0009	3-01637-0001
Condominium Section	1442-R1		
Address	2012 JEROME AVENUE	2024 JEROME AVENUE	854 GATES AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	12	16	86
Year Built	0	1979	1995
Gross SqFt	25,861	16,280	24,528
Estimated Gross Income	\$0	\$262,937	\$711,270
Gross Income per SqFt	\$0.00	\$16.15	\$29.00
Full Market Value	\$2,530,002	\$889,000	\$1,510,000
Market Value per SqFt	\$98.00	\$55.00	\$62.00
Distance from Condominium in miles		0.00	7.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07638-7503	3-01637-0001	3-06707-0014
Condominium Section	1346-R1		
Address	1733 OCEAN AVENUE	854 GATES AVENUE	918 EAST 15 STREET
Neighborhood	MIDWOOD	BEDFORD STUYVESANT	MIDWOOD
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	15	86	20
Year Built	2005	1995	1925
Gross SqFt	24,167	24,528	14,080
Estimated Gross Income	\$497,737	\$711,270	\$171,585
Gross Income per SqFt	\$20.60	\$29.00	\$12.19
Full Market Value	\$2,160,999	\$1,510,000	\$482,000
Market Value per SqFt	\$89.00	\$62.00	\$34.20
Distance from Condominium in miles		4.90	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07964-7501	3-01824-0070	
Condominium Section	120-R1		
Address	538 EAST 86 STREET	377 PUTNAM AVENUE	
Neighborhood	CANARSIE	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	18	31	
Year Built	1900	1910	
Gross SqFt	24,544	16,800	
Estimated Gross Income	\$638,144	\$405,263	
Gross Income per SqFt	\$26.00	\$24.12	
Full Market Value	\$2,770,002	\$859,000	
Market Value per SqFt	\$113.00	\$51.00	
Distance from Condominium in miles		3.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08010-7501	3-05892-0041	
Condominium Section	37-R1		
Address	751 EAST 89 STREET	474 OVINGTON AVENUE	
Neighborhood	CANARSIE	BAY RIDGE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	13	
Year Built	1985	2000	
Gross SqFt	11,402	18,360	
Estimated Gross Income	\$138,990	\$300,784	
Gross Income per SqFt	\$12.19	\$16.38	
Full Market Value	\$480,001	\$1,020,000	
Market Value per SqFt	\$42.10	\$56.00	
Distance from Condominium in miles		6.10	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08237-7501	3-08144-0020	
Condominium Section	144-R1		
Address	1364 EAST 92 STREET	945 EAST 94 STREET	
Neighborhood	CANARSIE	CANARSIE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	36	40	
Year Built	1900	1929	
Gross SqFt	24,880	36,480	
Estimated Gross Income	\$282,637	\$418,538	
Gross Income per SqFt	\$11.36	\$11.47	
Full Market Value	\$878,004	\$1,180,000	
Market Value per SqFt	\$35.30	\$32.30	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08295-7501	3-08144-0020	
Condominium Section	272-R1		
Address	9204 AVENUE N	945 EAST 94 STREET	
Neighborhood	CANARSIE	CANARSIE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	40	
Year Built	1900	1929	
Gross SqFt	15,795	36,480	
Estimated Gross Income	\$150,842	\$418,538	
Gross Income per SqFt	\$9.55	\$11.47	
Full Market Value	\$429,997	\$1,180,000	
Market Value per SqFt	\$27.20	\$32.30	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08470-7501	3-01149-0006	
Condominium Section	1818-R1		
Address	5923 STRICKLAND AVENUE	677 CLASSON AVENUE	
Neighborhood	MILL BASIN	CROWN HEIGHTS	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	20	16	
Year Built	0	1990	
Gross SqFt	17,219	6,100	
Estimated Gross Income	\$488,675	\$173,106	
Gross Income per SqFt	\$28.40	\$28.40	
Full Market Value	\$2,340,000	\$717,000	
Market Value per SqFt	\$136.00	\$118.00	
Distance from Condominium in miles		5.00	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08664-7501	3-08678-0073	3-00714-0044
Condominium Section	920-R1		
Address	2943 BRIGHTON 4 STREET	3160 CONEY ISLAND AVENUE	4018 5 AVENUE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	SUNSET PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	19	16	32
Year Built	2001	1938	1906
Gross SqFt	18,163	12,160	24,620
Estimated Gross Income	\$273,805	\$170,842	\$410,892
Gross Income per SqFt	\$15.07	\$14.05	\$16.69
Full Market Value	\$1,080,003	\$532,000	\$1,390,000
Market Value per SqFt	\$59.00	\$43.80	\$56.00
Distance from Condominium in miles		0.20	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08664-7502	3-02433-0018	3-02132-0016
Condominium Section	2006-R1		
Address	2955 BRIGHTON 4 STREET	228 SOUTH 3 STREET	158 BROADWAY
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D7-ELEVATOR
Total Units	14	30	13
Year Built	0	1920	2002
Gross SqFt	15,978	19,422	24,949
Estimated Gross Income	\$261,879	\$348,814	\$369,671
Gross Income per SqFt	\$16.39	\$17.96	\$14.82
Full Market Value	\$1,040,000	\$1,300,000	\$1,250,000
Market Value per SqFt	\$65.00	\$67.00	\$50.00
Distance from Condominium in miles		9.10	9.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08665-7502	3-08678-0073	3-00925-0021
Condominium Section	1987-R1		
Address	2964 BRIGHTON 6 STREET	3160 CONEY ISLAND AVENUE	838 42 STREET
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	20
Year Built	0	1938	1916
Gross SqFt	22,446	12,160	14,116
Estimated Gross Income	\$325,467	\$170,842	\$218,015
Gross Income per SqFt	\$14.50	\$14.05	\$15.44
Full Market Value	\$1,189,999	\$532,000	\$737,000
Market Value per SqFt	\$53.00	\$43.80	\$52.00
Distance from Condominium in miles		0.15	4.85

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08668-7503	3-08717-0017	3-00714-0044
Condominium Section	1799-R1		
Address	727 OCEAN VIEW AVENUE	3075 BRIGHTON 14 STREET	4018 5 AVENUE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	SUNSET PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	15	35	32
Year Built	2005	1928	1906
Gross SqFt	15,752	25,200	24,620
Estimated Gross Income	\$239,115	\$360,501	\$410,892
Gross Income per SqFt	\$15.18	\$14.31	\$16.69
Full Market Value	\$945,999	\$1,220,000	\$1,390,000
Market Value per SqFt	\$60.00	\$48.40	\$56.00
Distance from Condominium in miles		0.35	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08668-7504	3-01637-0001	
Condominium Section	2540-R1		
Address	3064 CONEY ISLAND AVENUE	854 GATES AVENUE	
Neighborhood	BRIGHTON BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	86	
Year Built	0	1995	
Gross SqFt	16,542	24,528	
Estimated Gross Income	\$0	\$711,270	
Gross Income per SqFt	\$0.00	\$29.00	
Full Market Value	\$1,649,964	\$1,510,000	
Market Value per SqFt	\$100.00	\$62.00	
Distance from Condominium in miles		7.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08678-7501	3-00177-0034	3-08678-0073
Condominium Section	1581-R1		
Address	728 OCEAN VIEW AVENUE	397 ATLANTIC AVENUE	3160 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	BOERUM HILL	BRIGHTON BEACH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	13	16
Year Built	2004	2004	1938
Gross SqFt	16,777	14,800	12,160
Estimated Gross Income	\$0	\$466,050	\$170,842
Gross Income per SqFt	\$0.00	\$31.50	\$14.05
Full Market Value	\$1,460,001	\$2,170,000	\$532,000
Market Value per SqFt	\$87.00	\$147.00	\$43.80
Distance from Condominium in miles		7.60	0.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08679-7501	3-01388-0048	
Condominium Section	141-R1		
Address	3111 OCEAN PARKWAY	935 EASTERN PARKWAY	
Neighborhood	BRIGHTON BEACH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	116	17	
Year Built	1988	2000	
Gross SqFt	121,107	34,430	
Estimated Gross Income	\$0	\$192,335	
Gross Income per SqFt	\$0.00	\$5.59	
Full Market Value	\$8,810,012	\$408,000	
Market Value per SqFt	\$73.00	\$11.85	
Distance from Condominium in miles		6.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08713-7501	3-05448-0058	
Condominium Section	356-R1		
Address	2 WEST END AVENUE	1673 49 STREET	
Neighborhood	BRIGHTON BEACH	BOROUGH PARK	
Building Classification	R9-CONDOPS	D7-ELEVATOR	
Total Units	122	37	
Year Built	0	1931	
Gross SqFt	106,627	38,880	
Estimated Gross Income	\$0	\$328,947	
Gross Income per SqFt	\$0.00	\$8.46	
Full Market Value	\$2,600,000	\$697,000	
Market Value per SqFt	\$24.38	\$17.93	
Distance from Condominium in miles		3.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08717-7501	3-08688-0079	
Condominium Section	355-R1		
Address	1151 BRIGHTON BEACH AVENU	3094 BRIGHTON 5 STREET	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	83	43	
Year Built	1937	1929	
Gross SqFt	61,980	52,200	
Estimated Gross Income	\$0	\$683,800	
Gross Income per SqFt	\$0.00	\$13.10	
Full Market Value	\$1,500,000	\$2,130,000	
Market Value per SqFt	\$24.20	\$40.80	
Distance from Condominium in miles		0.40	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7501	3-02145-0018	
Condominium Section	792-R1		
Address	150 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	102	66	
Year Built	2000	1995	
Gross SqFt	74,256	58,430	
Estimated Gross Income	\$0	\$1,052,908	
Gross Income per SqFt	\$0.00	\$18.02	
Full Market Value	\$14,499,992	\$2,230,000	
Market Value per SqFt	\$195.00	\$38.20	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7502	3-01959-0027	3-02145-0018
Condominium Section	804-R1		
Address	120 OCEANA DRIVE	80 GREENE AVENUE	440 BERRY STREET
Neighborhood	BRIGHTON BEACH	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	97	66
Year Built	0	1982	1995
Gross SqFt	66,185	71,470	58,430
Estimated Gross Income	\$1,588,440	\$1,870,768	\$1,052,908
Gross Income per SqFt	\$24.00	\$26.20	\$18.02
Full Market Value	\$6,900,001	\$7,750,000	\$2,230,000
Market Value per SqFt	\$104.00	\$108.00	\$38.20
Distance from Condominium in miles		7.50	9.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7502	3-01959-0027	3-02145-0018
Condominium Section	804-R2		
Address	130 OCEANA DRIVE	80 GREENE AVENUE	440 BERRY STREET
Neighborhood	BRIGHTON BEACH	FORT GREENE	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	50	97	66
Year Built	0	1982	1995
Gross SqFt	72,043	71,470	58,430
Estimated Gross Income	\$1,729,032	\$1,870,768	\$1,052,908
Gross Income per SqFt	\$24.00	\$26.20	\$18.02
Full Market Value	\$7,510,001	\$7,750,000	\$2,230,000
Market Value per SqFt	\$104.00	\$108.00	\$38.20
Distance from Condominium in miles		7.50	9.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7503	3-02145-0018	
Condominium Section	833-R1		
Address	60 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	68	66	
Year Built	0	1995	
Gross SqFt	148,512	58,430	
Estimated Gross Income	\$0	\$1,052,908	
Gross Income per SqFt	\$0.00	\$18.02	
Full Market Value	\$9,045,003	\$2,230,000	
Market Value per SqFt	\$61.00	\$38.20	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7504	3-08678-0073	3-08668-0815
Condominium Section	961-R1		
Address	40 OCEANA DRIVE	3160 CONEY ISLAND AVENUE	2907 NEPTUNE AVENUE
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	BRIGHTON BEACH
Building Classification	R4-ELEVATOR	C1-WALK-UP	C7-WALK-UP
Total Units	75	16	48
Year Built	2001	1938	1920
Gross SqFt	146,439	12,160	42,120
Estimated Gross Income	\$1,870,026	\$170,842	\$484,042
Gross Income per SqFt	\$12.77	\$14.05	\$11.49
Full Market Value	\$6,830,004	\$532,000	\$1,360,000
Market Value per SqFt	\$46.60	\$43.80	\$32.30
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7505	3-02145-0018	3-08678-0073
Condominium Section	1016-R1		
Address	75 OCEANA DRIVE EAST	440 BERRY STREET	3160 CONEY ISLAND AVENUE
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	BRIGHTON BEACH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C1-WALK-UP
Total Units	70	66	16
Year Built	2002	1995	1938
Gross SqFt	83,058	58,430	12,160
Estimated Gross Income	\$0	\$1,052,908	\$170,842
Gross Income per SqFt	\$0.00	\$18.02	\$14.05
Full Market Value	\$7,359,994	\$2,230,000	\$532,000
Market Value per SqFt	\$89.00	\$38.20	\$43.80
Distance from Condominium in miles		9.10	0.20

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7506	3-02130-0017	3-01381-0062
Condominium Section	1057-R1		
Address	70 OCEANA DRIVE WEST	84 BROADWAY	1615 ST JOHN'S PLACE
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	CROWN HEIGHTS
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	48	25	40
Year Built	0	1920	2002
Gross SqFt	65,182	26,631	44,650
Estimated Gross Income	\$1,180,446	\$591,705	\$943,901
Gross Income per SqFt	\$18.11	\$22.22	\$21.14
Full Market Value	\$4,669,998	\$2,450,000	\$2,000,000
Market Value per SqFt	\$72.00	\$92.00	\$44.80
Distance from Condominium in miles		9.20	6.70

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7507	3-02145-0018	3-02130-0017
Condominium Section	1082-R1		
Address	45 OCEANA DRIVE	440 BERRY STREET	84 BROADWAY
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D7-ELEVATOR
Total Units	71	66	25
Year Built	0	1995	1920
Gross SqFt	96,838	58,430	26,631
Estimated Gross Income	\$2,130,260	\$1,052,908	\$591,705
Gross Income per SqFt	\$22.00	\$18.02	\$22.22
Full Market Value	\$9,279,998	\$2,230,000	\$2,450,000
Market Value per SqFt	\$96.00	\$38.20	\$92.00
Distance from Condominium in miles		9.10	9.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7514	3-01959-0027	
Condominium Section	1249-R1		
Address	65 OCEANA DRIVE EAST	80 GREENE AVENUE	
Neighborhood	BRIGHTON BEACH	FORT GREENE	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	63	97	
Year Built	0	1982	
Gross SqFt	106,063	71,470	
Estimated Gross Income	\$0	\$1,870,768	
Gross Income per SqFt	\$0.00	\$26.20	
Full Market Value	\$9,900,003	\$7,750,000	
Market Value per SqFt	\$93.00	\$108.00	
Distance from Condominium in miles		7.50	

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08723-7501	3-05163-0048	
Condominium Section	233-R1		
Address	200 CORBIN PLACE	835 OCEAN AVENUE	
Neighborhood	BRIGHTON BEACH	FLATBUSH-CENTRAL	
Building Classification	R9-CONDOPS	D1-ELEVATOR	
Total Units	118	72	
Year Built	1961	1953	
Gross SqFt	133,505	88,820	
Estimated Gross Income	\$1,241,597	\$825,921	
Gross Income per SqFt	\$9.30	\$9.30	
Full Market Value	\$3,540,000	\$1,750,000	
Market Value per SqFt	\$26.50	\$19.70	
Distance from Condominium in miles		4.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08723-7502	3-01959-0027	3-00925-0024
Condominium Section	2049-R1		
Address	1182 BRIGHTON BEACH AVENU	80 GREENE AVENUE	844 42 STREET
Neighborhood	BRIGHTON BEACH	FORT GREENE	BOROUGH PARK
Building Classification	R4-ELEVATOR	D9-ELEVATOR	C1-WALK-UP
Total Units	24	97	20
Year Built	2005	1982	1916
Gross SqFt	26,656	71,470	14,116
Estimated Gross Income	\$559,776	\$1,870,768	\$218,015
Gross Income per SqFt	\$21.00	\$26.20	\$15.44
Full Market Value	\$2,430,002	\$7,750,000	\$737,000
Market Value per SqFt	\$91.00	\$108.00	\$52.00
Distance from Condominium in miles		7.60	5.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08782-7502	3-07465-0009	3-01637-0001
Condominium Section	1443-R1		
Address	3567 SHORE PARKWAY SR NOR	2024 JEROME AVENUE	854 GATES AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	C7-WALK-UP	D1-ELEVATOR
Total Units	15	16	86
Year Built	2005	1979	1995
Gross SqFt	22,625	16,280	24,528
Estimated Gross Income	\$509,063	\$262,937	\$711,270
Gross Income per SqFt	\$22.50	\$16.15	\$29.00
Full Market Value	\$2,210,000	\$889,000	\$1,510,000
Market Value per SqFt	\$98.00	\$55.00	\$62.00
Distance from Condominium in miles		0.20	7.10

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08783-7502	3-08786-0029	
Condominium Section	1131-R1		
Address	2806 EAST 23 STREET	3611 SHORE PARKWAY	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	16	
Year Built	2001	1982	
Gross SqFt	18,590	10,384	
Estimated Gross Income	\$309,709	\$178,182	
Gross Income per SqFt	\$16.66	\$17.16	
Full Market Value	\$1,230,002	\$666,000	
Market Value per SqFt	\$66.00	\$64.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08792-7502	3-00821-0005	3-08786-0029
Condominium Section	1225-R1		
Address	2800 EAST 29 STREET	5411 2 AVENUE	3611 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	BUSH TERMINAL	SHEEPSHEAD BAY
Building Classification	R2-WALK-UP	D7-ELEVATOR	C1-WALK-UP
Total Units	18	18	16
Year Built	2004	2002	1982
Gross SqFt	37,350	17,790	10,384
Estimated Gross Income	\$634,950	\$318,028	\$178,182
Gross Income per SqFt	\$17.00	\$17.88	\$17.16
Full Market Value	\$2,510,001	\$1,190,000	\$666,000
Market Value per SqFt	\$67.00	\$67.00	\$64.00
Distance from Condominium in miles		5.90	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08793-7501	3-08786-0029	3-07415-0001
Condominium Section	520-R1		
Address	4050 NOSTRAND AVENUE	3611 SHORE PARKWAY	2403 EAST 13 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	25	16	12
Year Built	1994	1982	1975
Gross SqFt	16,602	10,384	9,000
Estimated Gross Income	\$268,288	\$178,182	\$148,944
Gross Income per SqFt	\$16.16	\$17.16	\$16.55
Full Market Value	\$1,060,000	\$666,000	\$504,000
Market Value per SqFt	\$64.00	\$64.00	\$56.00
Distance from Condominium in miles		0.20	1.00

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08805-7501	3-07458-0062	3-07357-0001
Condominium Section	2419-R1		
Address	3165 EMMONS AVENUE	2625 EAST 13 STREET	4190 BEDFORD AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	43	77	83
Year Built	2007	1957	1961
Gross SqFt	43,811	72,840	75,000
Estimated Gross Income	\$0	\$956,687	\$1,096,541
Gross Income per SqFt	\$0.00	\$13.13	\$14.62
Full Market Value	\$3,808,802	\$2,980,000	\$3,710,000
Market Value per SqFt	\$87.00	\$40.90	\$49.50
Distance from Condominium in miles		1.15	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08810-7502	3-01637-0001	
Condominium Section	1097-R1		
Address	3415 GUIDER AVENUE	854 GATES AVENUE	
Neighborhood	SHEEPSHEAD BAY	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	18	86	
Year Built	2003	1995	
Gross SqFt	19,690	24,528	
Estimated Gross Income	\$571,010	\$711,270	
Gross Income per SqFt	\$29.00	\$29.00	
Full Market Value	\$2,739,999	\$1,510,000	
Market Value per SqFt	\$139.00	\$62.00	
Distance from Condominium in miles		7.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08810-7505	3-08786-0029	3-06107-0033
Condominium Section	1837-R1		
Address	2784 EAST 12 STREET	3611 SHORE PARKWAY	378 93 STREET
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BAY RIDGE
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	14	16	12
Year Built	2006	1982	2003
Gross SqFt	11,844	10,384	10,555
Estimated Gross Income	\$225,273	\$178,182	\$213,949
Gross Income per SqFt	\$19.02	\$17.16	\$20.27
Full Market Value	\$977,999	\$666,000	\$800,000
Market Value per SqFt	\$83.00	\$64.00	\$76.00
Distance from Condominium in miles		0.85	4.55

BOROUGH OF BROOKLYN - 2010/11 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08811-7501	3-07465-0009	3-08786-0029
Condominium Section	1071-R1		
Address	3392 GUIDER AVENUE	2024 JEROME AVENUE	3611 SHORE PARKWAY
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	SHEEPSHEAD BAY
Building Classification	R4-ELEVATOR	C7-WALK-UP	C1-WALK-UP
Total Units	15	16	16
Year Built	2003	1979	1982
Gross SqFt	24,371	16,280	10,384
Estimated Gross Income	\$418,206	\$262,937	\$178,182
Gross Income per SqFt	\$17.16	\$16.15	\$17.16
Full Market Value	\$1,660,002	\$889,000	\$666,000
Market Value per SqFt	\$68.00	\$55.00	\$64.00
Distance from Condominium in miles		0.65	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08812-7501	3-00051-0012	3-01637-0001
Condominium Section	1562-R1		
Address	2801 EAST 11 STREET	65 WASHINGTON STREET	854 GATES AVENUE
Neighborhood	SHEEPSHEAD BAY	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	21	59	86
Year Built	2005	2000	1995
Gross SqFt	21,660	50,457	24,528
Estimated Gross Income	\$719,220	\$1,887,773	\$711,270
Gross Income per SqFt	\$33.20	\$37.40	\$29.00
Full Market Value	\$3,450,000	\$8,790,000	\$1,510,000
Market Value per SqFt	\$159.00	\$174.00	\$62.00
Distance from Condominium in miles		8.40	7.50