

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00027-7501	3-00265-0050	
Condominium Section	658-R1		
Address	1 MAIN STREET	56 COURT STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	BROOKLYN HEIGHTS	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	124	48	
Year Built	1913	1927	
Gross SqFt	227,916	19,622	
Estimated Gross Income	\$5,191,926	\$459,961	
Gross Income per SqFt	\$22.78	\$23.44	
Full Market Value	\$23,199,992	\$2,060,000	
Market Value per SqFt	\$102.00	\$105.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00028-7501	3-00051-0012	
Condominium Section	1370-R1		
Address	31 WASHINGTON STREET	65 WASHINGTON STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	13	59	
Year Built	2001	2000	
Gross SqFt	24,672	50,457	
Estimated Gross Income	\$809,241	\$1,657,235	
Gross Income per SqFt	\$32.80	\$32.80	
Full Market Value	\$3,920,001	\$8,030,000	
Market Value per SqFt	\$159.00	\$159.00	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00035-7501	3-00714-0044	
Condominium Section	1771-R1		
Address	4 WATER STREET	4018 5 AVENUE	
Neighborhood	DOWNTOWN-FULTON FERRY	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	13	32	
Year Built	2007	1906	
Gross SqFt	20,085	25,600	
Estimated Gross Income	\$767,952	\$398,000	
Gross Income per SqFt	\$38.20	\$15.55	
Full Market Value	\$3,860,002	\$1,620,000	
Market Value per SqFt	\$192.00	\$63.00	
Distance from Condominium in miles		3.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7501	3-02305-0018	
Condominium Section	1000-R1		
Address	30 MAIN STREET	193 NORTH 9 STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	WILLIAMSBURG-NORTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	87	68	
Year Built	1910	1930	
Gross SqFt	158,053	105,718	
Estimated Gross Income	\$4,333,813	\$2,684,180	
Gross Income per SqFt	\$27.40	\$25.40	
Full Market Value	\$20,999,999	\$13,000,000	
Market Value per SqFt	\$133.00	\$123.00	
Distance from Condominium in miles		2.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7502	3-00051-0001	
Condominium Section	1073-R1		
Address	42 MAIN STREET	65 WASHINGTON STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	21	104	
Year Built	1910	1914	
Gross SqFt	23,150	123,700	
Estimated Gross Income	\$488,465	\$2,126,783	
Gross Income per SqFt	\$21.10	\$17.19	
Full Market Value	\$2,179,997	\$8,650,000	
Market Value per SqFt	\$94.00	\$70.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00036-7503	3-06782-0026	
Condominium Section	1580-R1		
Address	57 FRONT STREET	2120 OCEAN AVENUE	
Neighborhood	DOWNTOWN-FULTON FERRY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	31	20	
Year Built	1899	2005	
Gross SqFt	41,476	26,750	
Estimated Gross Income	\$875,143	\$556,400	
Gross Income per SqFt	\$21.10	\$20.80	
Full Market Value	\$3,910,002	\$2,490,000	
Market Value per SqFt	\$94.00	\$93.00	
Distance from Condominium in miles		6.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00045-7501	3-00051-0001	
Condominium Section	1422-R1		
Address	70 WASHINGTON STREET	65 WASHINGTON STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	259	104	
Year Built	1916	1914	
Gross SqFt	375,000	123,700	
Estimated Gross Income	\$6,450,000	\$2,126,783	
Gross Income per SqFt	\$17.20	\$17.19	
Full Market Value	\$26,200,008	\$8,650,000	
Market Value per SqFt	\$70.00	\$70.00	
Distance from Condominium in miles		0.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00051-7501	3-00051-0012	
Condominium Section	1543-R1		
Address	84 FRONT STREET	65 WASHINGTON STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	56	59	
Year Built	2006	2000	
Gross SqFt	58,066	50,457	
Estimated Gross Income	\$1,904,564	\$1,657,235	
Gross Income per SqFt	\$32.80	\$32.80	
Full Market Value	\$9,230,001	\$8,030,000	
Market Value per SqFt	\$159.00	\$159.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00052-7501	3-02145-0018	
Condominium Section	1731-R1		
Address	85 ADAMS STREET	440 BERRY STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units		66	
Year Built	2006	1995	
Gross SqFt	87,554	58,430	
Estimated Gross Income	\$1,829,878	\$2,208,654	
Gross Income per SqFt	\$20.90	\$37.80	
Full Market Value	\$8,180,013	\$11,100,000	
Market Value per SqFt	\$93.00	\$190.00	
Distance from Condominium in miles		1.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00053-7501	3-01925-0007	
Condominium Section	1735-R1		
Address	100 JAY STREET	213 TAAFFE PLACE	
Neighborhood	DOWNTOWN-FULTON FERRY	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	266	90	
Year Built	2006	1935	
Gross SqFt	301,131	108,000	
Estimated Gross Income	\$5,607,290	\$1,812,951	
Gross Income per SqFt	\$18.62	\$16.79	
Full Market Value	\$22,800,001	\$7,370,000	
Market Value per SqFt	\$76.00	\$68.00	
Distance from Condominium in miles		1.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7501	3-06782-0026	
Condominium Section	1058-R1		
Address	79 BRIDGE STREET	2120 OCEAN AVENUE	
Neighborhood	DOWNTOWN-FULTON FERRY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	37	20	
Year Built	1920	2005	
Gross SqFt	35,464	26,750	
Estimated Gross Income	\$844,043	\$556,400	
Gross Income per SqFt	\$23.80	\$20.80	
Full Market Value	\$3,770,001	\$2,490,000	
Market Value per SqFt	\$106.00	\$93.00	
Distance from Condominium in miles		6.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00055-7502	3-00042-0018	
Condominium Section	1703-R1		
Address	206 FRONT STREET	254 WATER STREET	
Neighborhood	DOWNTOWN-FULTON FERRY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	31	26	
Year Built	2006	2002	
Gross SqFt	35,389	28,358	
Estimated Gross Income	\$799,791	\$639,651	
Gross Income per SqFt	\$22.60	\$22.56	
Full Market Value	\$3,570,002	\$2,860,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		0.05	

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00169-7501	3-00271-0001	
Condominium Section	1273-R1		
Address	53 BOERUM PLACE	205 STATE STREET	
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON MALL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	99	364	
Year Built	2003	2003	
Gross SqFt	73,232	242,752	
Estimated Gross Income	\$2,409,332	\$5,256,339	
Gross Income per SqFt	\$32.90	\$21.65	
Full Market Value	\$11,699,985	\$23,500,000	
Market Value per SqFt	\$160.00	\$97.00	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7501	3-02145-0018	
Condominium Section	1409-R1		
Address	560 STATE STREET	440 BERRY STREET	
Neighborhood	BOERUM HILL	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	39	66	
Year Built	1990	1995	
Gross SqFt	42,550	58,430	
Estimated Gross Income	\$1,348,835	\$2,208,654	
Gross Income per SqFt	\$31.70	\$37.80	
Full Market Value	\$6,539,995	\$11,100,000	
Market Value per SqFt	\$154.00	\$190.00	
Distance from Condominium in miles		1.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7502	3-00193-0050	
Condominium Section	1719-R1		
Address	556 STATE STREET	129 BOERUM PLACE	
Neighborhood	BOERUM HILL	BOERUM HILL	
Building Classification	R0-CONDOMINIUM	D9-ELEVATOR	
Total Units	71	46	
Year Built	2006	1999	
Gross SqFt	70,037	42,000	
Estimated Gross Income	\$1,841,973	\$1,188,240	
Gross Income per SqFt	\$26.30	\$28.30	
Full Market Value	\$8,919,994	\$5,760,000	
Market Value per SqFt	\$127.00	\$137.00	
Distance from Condominium in miles		0.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00180-7502	3-00193-0050	
Condominium Section	1719-R2		
Address	556 STATE STREET	129 BOERUM PLACE	
Neighborhood	BOERUM HILL	BOERUM HILL	
Building Classification	R0-CONDOMINIUM	D9-ELEVATOR	
Total Units	19	46	
Year Built	0	1999	
Gross SqFt	772	42,000	
Estimated Gross Income	\$0	\$1,188,240	
Gross Income per SqFt	\$0.00	\$28.30	
Full Market Value	\$34,998	\$5,760,000	
Market Value per SqFt	\$45.30	\$137.00	
Distance from Condominium in miles		0.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00185-7502	3-00265-0050	3-01091-0040
Condominium Section	1977-R1		
Address	52 3 AVENUE	56 COURT STREET	136 PROSPECT PARK WEST
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	PARK SLOPE
Building Classification	R2-WALK-UP	D7-ELEVATOR	D1-ELEVATOR
Total Units	15	48	18
Year Built	2005	1927	1931
Gross SqFt	19,605	19,622	20,562
Estimated Gross Income	\$405,000	\$459,961	\$398,394
Gross Income per SqFt	\$20.66	\$23.44	\$19.38
Full Market Value	\$1,810,000	\$2,060,000	\$1,780,000
Market Value per SqFt	\$92.00	\$105.00	\$87.00
Distance from Condominium in miles		0.70	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00193-7501	3-06782-0026	
Condominium Section	929-R1		
Address	40 DEAN STREET	2120 OCEAN AVENUE	
Neighborhood	BOERUM HILL	MADISON	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	20	
Year Built	2002	2005	
Gross SqFt	26,677	26,750	
Estimated Gross Income	\$600,232	\$556,400	
Gross Income per SqFt	\$22.50	\$20.80	
Full Market Value	\$2,679,998	\$2,490,000	
Market Value per SqFt	\$100.00	\$93.00	
Distance from Condominium in miles		5.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7501	3-00226-0004	
Condominium Section	123-R1		
Address	55 POPLAR STREET	89 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	57	48	
Year Built	1910	1940	
Gross SqFt	52,396	21,000	
Estimated Gross Income	\$1,190,250	\$599,372	
Gross Income per SqFt	\$22.72	\$28.50	
Full Market Value	\$5,319,998	\$2,900,000	
Market Value per SqFt	\$102.00	\$138.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00207-7502	3-00226-0004	
Condominium Section	321-R1		
Address	75 POPLAR STREET	89 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	56	48	
Year Built	1910	1940	
Gross SqFt	74,131	21,000	
Estimated Gross Income	\$1,964,471	\$599,372	
Gross Income per SqFt	\$26.50	\$28.50	
Full Market Value	\$9,520,003	\$2,900,000	
Market Value per SqFt	\$128.00	\$138.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00242-7501	3-00268-0039	
Condominium Section	196-R1		
Address	205 HICKS STREET	54 LIVINGSTON STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R9-CONDOPS	D9-ELEVATOR	
Total Units	23	32	
Year Built	1900	1900	
Gross SqFt	25,230	21,040	
Estimated Gross Income	\$490,000	\$396,484	
Gross Income per SqFt	\$19.42	\$18.84	
Full Market Value	\$2,190,000	\$1,610,000	
Market Value per SqFt	\$87.00	\$77.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00254-7501	3-00258-0048	3-00276-0029
Condominium Section	413-R1		
Address	132 REMSEN STREET	42 COLUMBIA PLACE	168 STATE STREET
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	14
Year Built	1900	1900	1905
Gross SqFt	9,207	11,160	7,185
Estimated Gross Income	\$267,923	\$324,731	\$173,432
Gross Income per SqFt	\$29.10	\$29.10	\$24.14
Full Market Value	\$1,299,999	\$1,570,000	\$775,000
Market Value per SqFt	\$141.00	\$141.00	\$108.00
Distance from Condominium in miles		0.25	0.25

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00258-7501	3-00376-0023	3-00958-0007
Condominium Section	1015-R1		
Address	60 STATE STREET	104 LUQUER STREET	586 PRESIDENT STREET
Neighborhood	BROOKLYN HEIGHTS	CARROLL GARDENS	PARK SLOPE
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	11	22	25
Year Built	2001	2003	2002
Gross SqFt	21,259	24,150	30,000
Estimated Gross Income	\$573,993	\$603,750	\$907,741
Gross Income per SqFt	\$27.00	\$25.00	\$30.30
Full Market Value	\$2,780,001	\$2,760,000	\$4,400,000
Market Value per SqFt	\$131.00	\$114.00	\$147.00
Distance from Condominium in miles		1.05	1.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00265-7501	3-00226-0004	
Condominium Section	849-R1		
Address	64 COURT STREET	89 HICKS STREET	
Neighborhood	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	33	48	
Year Built	1921	1940	
Gross SqFt	32,500	21,000	
Estimated Gross Income	\$760,500	\$599,372	
Gross Income per SqFt	\$23.40	\$28.50	
Full Market Value	\$3,400,007	\$2,900,000	
Market Value per SqFt	\$105.00	\$138.00	
Distance from Condominium in miles		0.45	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00269-7501	3-00051-0001	3-05279-0043
Condominium Section	1702-R1		
Address	110 LIVINGSTON STREET	65 WASHINGTON STREET	829 GREENWOOD AVENUE
Neighborhood	DOWNTOWN-FULTON MALL	DOWNTOWN-FULTON FERRY	WINDSOR TERRACE
Building Classification	R4-ELEVATOR	D5-ELEVATOR	D1-ELEVATOR
Total Units	299	104	135
Year Built	1926	1914	1982
Gross SqFt	324,465	123,700	104,640
Estimated Gross Income	\$6,679,350	\$2,126,783	\$2,163,800
Gross Income per SqFt	\$20.59	\$17.19	\$20.68
Full Market Value	\$29,850,006	\$8,650,000	\$9,670,000
Market Value per SqFt	\$92.00	\$70.00	\$92.00
Distance from Condominium in miles		0.75	2.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00277-7501	3-00271-0001	3-00193-0050
Condominium Section	1467-R1		
Address	125 COURT STREET	205 STATE STREET	129 BOERUM PLACE
Neighborhood	BOERUM HILL	DOWNTOWN-FULTON MALL	BOERUM HILL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	321	364	46
Year Built	2005	2003	1999
Gross SqFt	248,762	242,752	42,000
Estimated Gross Income	\$8,159,393	\$5,256,339	\$1,188,240
Gross Income per SqFt	\$32.80	\$21.65	\$28.30
Full Market Value	\$39,500,000	\$23,500,000	\$5,760,000
Market Value per SqFt	\$159.00	\$97.00	\$137.00
Distance from Condominium in miles		0.05	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7501	3-00297-0019	3-00258-0048
Condominium Section	6-R1		
Address	120 BOERUM PLACE	182 AMITY STREET	42 COLUMBIA PLACE
Neighborhood	BOERUM HILL	COBBLE HILL	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	56	48	20
Year Built	1916	1900	1900
Gross SqFt	68,330	35,950	11,160
Estimated Gross Income	\$1,858,576	\$575,302	\$324,731
Gross Income per SqFt	\$27.20	\$16.00	\$29.10
Full Market Value	\$9,000,000	\$2,340,000	\$1,570,000
Market Value per SqFt	\$132.00	\$65.00	\$141.00
Distance from Condominium in miles		0.10	0.50

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	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00280-7502	3-00247-0001	3-00226-0004
Condominium Section	841-R1		
Address	25 BERGEN STREET	57 REMSEN STREET	89 HICKS STREET
Neighborhood	BOERUM HILL	BROOKLYN HEIGHTS	BROOKLYN HEIGHTS
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D3-ELEVATOR
Total Units	14	14	48
Year Built	1910	1900	1940
Gross SqFt	19,388	11,800	21,000
Estimated Gross Income	\$552,558	\$362,442	\$599,372
Gross Income per SqFt	\$28.50	\$30.70	\$28.50
Full Market Value	\$2,679,998	\$1,760,000	\$2,900,000
Market Value per SqFt	\$138.00	\$149.00	\$138.00
Distance from Condominium in miles		0.55	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00286-7501	3-00154-0040	3-00238-0020
Condominium Section	51-R1		
Address	158 ATLANTIC AVENUE	119 LIVINGSTON STREET	36 MONROE PLACE
Neighborhood	COBBLE HILL	DOWNTOWN-FULTON MALL	BROOKLYN HEIGHTS
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	16	13
Year Built	1900	1905	1851
Gross SqFt	9,924	9,246	6,270
Estimated Gross Income	\$303,674	\$254,259	\$191,746
Gross Income per SqFt	\$30.60	\$27.50	\$30.60
Full Market Value	\$1,469,996	\$1,230,000	\$929,000
Market Value per SqFt	\$148.00	\$133.00	\$148.00
Distance from Condominium in miles		0.30	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00300-7501	3-03512-0001	
Condominium Section	1221-R1		
Address	401 HICKS STREET	663 HOWARD AVENUE	
Neighborhood	COBBLE HILL	BROWNSVILLE	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	59	122	
Year Built	2004	1983	
Gross SqFt	84,695	85,370	
Estimated Gross Income	\$1,731,165	\$1,612,883	
Gross Income per SqFt	\$20.44	\$18.89	
Full Market Value	\$7,739,998	\$4,550,000	
Market Value per SqFt	\$91.00	\$53.00	
Distance from Condominium in miles		4.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7502	3-00177-0034	
Condominium Section	1481-R1		
Address	60 TIFFANY PLACE	397 ATLANTIC AVENUE	
Neighborhood	COBBLE HILL-WEST	BOERUM HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	36	13	
Year Built	0	2004	
Gross SqFt	41,786	14,800	
Estimated Gross Income	\$861,121	\$333,422	
Gross Income per SqFt	\$20.61	\$22.53	
Full Market Value	\$3,850,000	\$1,490,000	
Market Value per SqFt	\$92.00	\$101.00	
Distance from Condominium in miles		0.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00319-7503	3-00330-0044	3-00309-0035
Condominium Section	1691-R1		
Address	20 TIFFANY PLACE	145 SACKETT STREET	115 KANE STREET
Neighborhood	COBBLE HILL-WEST	COBBLE HILL-WEST	COBBLE HILL-WEST
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D3-ELEVATOR
Total Units	13	17	12
Year Built	2006	1989	2006
Gross SqFt	17,463	15,120	15,471
Estimated Gross Income	\$258,452	\$314,496	\$147,283
Gross Income per SqFt	\$14.80	\$20.80	\$9.52
Full Market Value	\$1,020,001	\$1,410,000	\$485,000
Market Value per SqFt	\$58.00	\$93.00	\$31.30
Distance from Condominium in miles		0.10	0.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7501	3-00312-0038	
Condominium Section	84-R1		
Address	10208 KANE STREET	251 KANE STREET	
Neighborhood	COBBLE HILL-WEST	COBBLE HILL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	70	12	
Year Built	1921	1910	
Gross SqFt	71,212	11,000	
Estimated Gross Income	\$1,110,907	\$177,926	
Gross Income per SqFt	\$15.60	\$16.18	
Full Market Value	\$4,520,001	\$724,000	
Market Value per SqFt	\$63.00	\$66.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00320-7503	3-01957-0030	
Condominium Section	665-R1		
Address	29 TIFFANY PLACE	50 GREENE AVENUE	
Neighborhood	COBBLE HILL-WEST	FORT GREENE	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	71	41	
Year Built	1930	1932	
Gross SqFt	79,058	35,872	
Estimated Gross Income	\$1,715,558	\$778,717	
Gross Income per SqFt	\$21.70	\$21.71	
Full Market Value	\$7,669,996	\$3,480,000	
Market Value per SqFt	\$97.00	\$97.00	
Distance from Condominium in miles		1.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00321-7501	3-01369-0073	
Condominium Section	44-R1		
Address	501 HICKS STREET	1599 PARK PLACE	
Neighborhood	COBBLE HILL	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	34	24	
Year Built	1922	1910	
Gross SqFt	36,973	21,600	
Estimated Gross Income	\$598,962	\$408,240	
Gross Income per SqFt	\$16.20	\$18.90	
Full Market Value	\$2,440,002	\$1,660,000	
Market Value per SqFt	\$66.00	\$77.00	
Distance from Condominium in miles		4.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00331-7501	3-00321-0053	
Condominium Section	108-R1		
Address	192 DE GRAW STREET	30 CHEEVER PLACE	
Neighborhood	COBBLE HILL	COBBLE HILL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	60	13	
Year Built	1825	1900	
Gross SqFt	52,529	6,160	
Estimated Gross Income	\$998,051	\$183,938	
Gross Income per SqFt	\$19.00	\$29.90	
Full Market Value	\$4,059,995	\$891,000	
Market Value per SqFt	\$77.00	\$145.00	
Distance from Condominium in miles		0.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00336-7502	3-05642-0070	
Condominium Section	888-R1		
Address	156 SACKETT STREET	1319 50 STREET	
Neighborhood	COBBLE HILL-WEST	BOROUGH PARK	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	20	11	
Year Built	2000	2004	
Gross SqFt	24,122	24,200	
Estimated Gross Income	\$523,447	\$525,866	
Gross Income per SqFt	\$21.70	\$21.73	
Full Market Value	\$2,339,995	\$2,350,000	
Market Value per SqFt	\$97.00	\$97.00	
Distance from Condominium in miles		3.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00345-7501	3-01043-0001	
Condominium Section	406-R1		
Address	358 COURT STREET	549 6 AVENUE	
Neighborhood	CARROLL GARDENS	PARK SLOPE SOUTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	26	16	
Year Built	1890	1931	
Gross SqFt	20,000	10,508	
Estimated Gross Income	\$340,800	\$191,000	
Gross Income per SqFt	\$17.04	\$18.18	
Full Market Value	\$1,390,001	\$777,000	
Market Value per SqFt	\$70.00	\$74.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00348-7501	3-06782-0026	
Condominium Section	1454-R1		
Address	69 CARROLL STREET	2120 OCEAN AVENUE	
Neighborhood	COBBLE HILL-WEST	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	13	20	
Year Built	2005	2005	
Gross SqFt	15,394	26,750	
Estimated Gross Income	\$352,522	\$556,400	
Gross Income per SqFt	\$22.90	\$20.80	
Full Market Value	\$1,580,001	\$2,490,000	
Market Value per SqFt	\$103.00	\$93.00	
Distance from Condominium in miles		5.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00357-7501	3-00814-0020	
Condominium Section	562-R1		
Address	296 COLUMBIA STREET	334 53 STREET	
Neighborhood	COBBLE HILL-WEST	SUNSET PARK	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	14	12	
Year Built	0	1983	
Gross SqFt	9,393	9,180	
Estimated Gross Income	\$127,744	\$70,686	
Gross Income per SqFt	\$13.60	\$7.70	
Full Market Value	\$506,000	\$200,000	
Market Value per SqFt	\$54.00	\$21.79	
Distance from Condominium in miles		2.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00364-7501	3-05666-0001	
Condominium Section	1220-R1		
Address	653 HICKS STREET	5313 9 AVENUE	
Neighborhood	CARROLL GARDENS	BOROUGH PARK	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	40	100	
Year Built	2004	1996	
Gross SqFt	56,542	79,125	
Estimated Gross Income	\$1,215,653	\$1,714,086	
Gross Income per SqFt	\$21.50	\$21.66	
Full Market Value	\$5,430,002	\$4,840,000	
Market Value per SqFt	\$96.00	\$61.00	
Distance from Condominium in miles		3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00377-7501	3-00234-0039	
Condominium Section	145-R1		
Address	529 CLINTON STREET	8 CLARK STREET	
Neighborhood	CARROLL GARDENS	BROOKLYN HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	15	42	
Year Built	1900	1931	
Gross SqFt	13,201	19,392	
Estimated Gross Income	\$199,467	\$304,260	
Gross Income per SqFt	\$15.11	\$15.69	
Full Market Value	\$791,000	\$1,240,000	
Market Value per SqFt	\$60.00	\$64.00	
Distance from Condominium in miles		1.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00389-7501	3-00177-0034	
Condominium Section	1188-R1		
Address	328 BERGEN STREET	397 ATLANTIC AVENUE	
Neighborhood	BOERUM HILL	BOERUM HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	20	13	
Year Built	2004	2004	
Gross SqFt	32,490	14,800	
Estimated Gross Income	\$731,025	\$333,422	
Gross Income per SqFt	\$22.50	\$22.53	
Full Market Value	\$3,270,003	\$1,490,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00391-7501	3-01924-0036	
Condominium Section	91-R1		
Address	173 SMITH STREET	226 TAAFFE PLACE	
Neighborhood	BOERUM HILL	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	42	110	
Year Built	1915	1935	
Gross SqFt	49,690	130,000	
Estimated Gross Income	\$790,071	\$2,567,465	
Gross Income per SqFt	\$15.90	\$19.75	
Full Market Value	\$3,210,000	\$11,500,000	
Market Value per SqFt	\$65.00	\$88.00	
Distance from Condominium in miles		1.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00396-7501	3-06009-0009	
Condominium Section	764-R1		
Address	318 WARREN STREET	8201 5 AVENUE	
Neighborhood	BOERUM HILL	BAY RIDGE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	48	18	
Year Built	1910	1922	
Gross SqFt	63,000	10,000	
Estimated Gross Income	\$1,452,150	\$247,983	
Gross Income per SqFt	\$23.05	\$24.80	
Full Market Value	\$6,490,000	\$1,110,000	
Market Value per SqFt	\$103.00	\$111.00	
Distance from Condominium in miles		4.60	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00421-7501	3-00193-0050	
Condominium Section	943-R1		
Address	344 DE GRAW STREET	129 BOERUM PLACE	
Neighborhood	CARROLL GARDENS	BOERUM HILL	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	26	46	
Year Built	2000	1999	
Gross SqFt	33,198	42,000	
Estimated Gross Income	\$939,503	\$1,188,240	
Gross Income per SqFt	\$28.30	\$28.30	
Full Market Value	\$4,549,998	\$5,760,000	
Market Value per SqFt	\$137.00	\$137.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00444-7501	3-00020-0006	
Condominium Section	229-R1		
Address	376 PRESIDENT STREET	25 JAY STREET	
Neighborhood	GOWANUS	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	55	28	
Year Built	1938	1920	
Gross SqFt	54,818	47,735	
Estimated Gross Income	\$909,978	\$793,631	
Gross Income per SqFt	\$16.60	\$16.63	
Full Market Value	\$3,477,980	\$3,230,000	
Market Value per SqFt	\$63.00	\$68.00	
Distance from Condominium in miles		1.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00464-7501	3-01777-0052	
Condominium Section	392-R1		
Address	395 SMITH STREET	879 DE KALB AVENUE	
Neighborhood	CARROLL GARDENS	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	20	
Year Built	0	1931	
Gross SqFt	10,604	9,800	
Estimated Gross Income	\$173,057	\$100,646	
Gross Income per SqFt	\$16.32	\$10.27	
Full Market Value	\$704,000	\$332,000	
Market Value per SqFt	\$66.00	\$33.90	
Distance from Condominium in miles		3.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00470-7502	3-02097-0015	
Condominium Section	1491-R1		
Address	191 LUQUER STREET	33 ST FELIX STREET	
Neighborhood	CARROLL GARDENS	FORT GREENE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	32	
Year Built	0	1984	
Gross SqFt	14,037	26,890	
Estimated Gross Income	\$256,315	\$1,566,611	
Gross Income per SqFt	\$18.26	\$58.00	
Full Market Value	\$1,039,999	\$4,420,000	
Market Value per SqFt	\$74.00	\$164.00	
Distance from Condominium in miles		1.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00476-7501	3-00376-0023	
Condominium Section	1558-R1		
Address	505 COURT STREET	104 LUQUER STREET	
Neighborhood	CARROLL GARDENS	CARROLL GARDENS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	24	22	
Year Built	2006	2003	
Gross SqFt	133,465	24,150	
Estimated Gross Income	\$3,056,348	\$603,750	
Gross Income per SqFt	\$22.90	\$25.00	
Full Market Value	\$13,699,997	\$2,760,000	
Market Value per SqFt	\$103.00	\$114.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00478-7501	3-00958-0007	
Condominium Section	1643-R1		
Address	529 COURT STREET	586 PRESIDENT STREET	
Neighborhood	CARROLL GARDENS	PARK SLOPE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	25	25	
Year Built	2005	2002	
Gross SqFt	24,769	30,000	
Estimated Gross Income	\$829,670	\$907,741	
Gross Income per SqFt	\$33.50	\$30.30	
Full Market Value	\$4,020,002	\$4,400,000	
Market Value per SqFt	\$162.00	\$147.00	
Distance from Condominium in miles		0.85	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00636-7501	3-00723-0067	3-00637-0073
Condominium Section	49-R1		
Address	660 4 AVENUE	323 43 STREET	189 20 STREET
Neighborhood	SUNSET PARK	SUNSET PARK	SUNSET PARK
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	23	24	24
Year Built	1930	1906	1932
Gross SqFt	10,247	21,000	14,216
Estimated Gross Income	\$140,383	\$287,750	\$156,886
Gross Income per SqFt	\$13.70	\$13.70	\$11.04
Full Market Value	\$556,994	\$813,000	\$553,000
Market Value per SqFt	\$54.00	\$38.70	\$38.90
Distance from Condominium in miles		1.15	0.15

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00646-7501	3-01116-0063	
Condominium Section	559-R1		
Address	224 22 STREET	577 PROSPECT AVENUE	
Neighborhood	SUNSET PARK	WINDSOR TERRACE	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	14	13	
Year Built	1995	2001	
Gross SqFt	10,000	24,360	
Estimated Gross Income	\$148,000	\$359,318	
Gross Income per SqFt	\$14.80	\$14.75	
Full Market Value	\$587,010	\$1,420,000	
Market Value per SqFt	\$59.00	\$58.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00874-7502	3-06782-0026	
Condominium Section	1238-R1		
Address	319 18 STREET	2120 OCEAN AVENUE	
Neighborhood	SUNSET PARK	MADISON	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	13	20	
Year Built	2004	2005	
Gross SqFt	12,334	26,750	
Estimated Gross Income	\$255,313	\$556,400	
Gross Income per SqFt	\$20.70	\$20.80	
Full Market Value	\$1,139,998	\$2,490,000	
Market Value per SqFt	\$92.00	\$93.00	
Distance from Condominium in miles		4.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7501	3-06115-0151	
Condominium Section	1425-R1		
Address	315 20 STREET	125 95 STREET	
Neighborhood	SUNSET PARK	BAY RIDGE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	13	14	
Year Built	2004	2002	
Gross SqFt	13,070	16,500	
Estimated Gross Income	\$313,680	\$225,749	
Gross Income per SqFt	\$24.00	\$13.68	
Full Market Value	\$1,400,003	\$895,000	
Market Value per SqFt	\$107.00	\$54.00	
Distance from Condominium in miles		3.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00886-7502	3-00657-0018	
Condominium Section	1665-R1		
Address	560 7 AVENUE	158 26 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	11	12	
Year Built	2004	1930	
Gross SqFt	12,090	4,500	
Estimated Gross Income	\$331,266	\$121,706	
Gross Income per SqFt	\$27.40	\$27.00	
Full Market Value	\$1,609,998	\$590,000	
Market Value per SqFt	\$133.00	\$131.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00891-7501	3-08688-0079	
Condominium Section	1219-R1		
Address	259 21 STREET	3094 BRIGHTON 5 STREET	
Neighborhood	SUNSET PARK	BRIGHTON BEACH	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	38	43	
Year Built	1904	1929	
Gross SqFt	47,862	52,200	
Estimated Gross Income	\$1,390,109	\$388,920	
Gross Income per SqFt	\$29.00	\$7.45	
Full Market Value	\$6,740,001	\$1,190,000	
Market Value per SqFt	\$141.00	\$22.80	
Distance from Condominium in miles		6.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00892-7501	3-00814-0020	
Condominium Section	1729-R1		
Address	351 26 AVENUE	334 53 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	12	
Year Built	2006	1983	
Gross SqFt	12,490	9,180	
Estimated Gross Income	\$196,093	\$70,686	
Gross Income per SqFt	\$15.70	\$7.70	
Full Market Value	\$798,000	\$200,000	
Market Value per SqFt	\$64.00	\$21.79	
Distance from Condominium in miles		1.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00895-7502	3-07104-0237	
Condominium Section	1794-R1		
Address	35 MC DONALD AVENUE	18 WHITNEY PLACE	
Neighborhood	WINDSOR TERRACE	OCEAN PARKWAY-SOUTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	35	42	
Year Built	2006	1949	
Gross SqFt	36,872	35,499	
Estimated Gross Income	\$401,904	\$272,955	
Gross Income per SqFt	\$10.90	\$7.69	
Full Market Value	\$1,420,004	\$838,000	
Market Value per SqFt	\$38.50	\$23.61	
Distance from Condominium in miles		3.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00895-7503	3-02425-0029	3-02425-0036
Condominium Section	1931-R1		
Address	11 TERRACE PLACE	399 HEWES STREET	395 SOUTH 3 STREET
Neighborhood	WINDSOR TERRACE	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	D9-ELEVATOR	D9-ELEVATOR
Total Units	18	29	30
Year Built	2006	1917	1916
Gross SqFt	17,983	25,800	23,481
Estimated Gross Income	\$395,600	\$741,492	\$581,233
Gross Income per SqFt	\$22.00	\$28.70	\$24.75
Full Market Value	\$1,770,094	\$2,610,000	\$1,780,000
Market Value per SqFt	\$98.00	\$101.00	\$76.00
Distance from Condominium in miles		4.10	4.10

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7501	3-02558-0062	3-02785-0037
Condominium Section	1864-R1		
Address	320 23 STREET	113 GREENPOINT AVENUE	47 MAUJER STREET
Neighborhood	SUNSET PARK	GREENPOINT	WILLIAMSBURG-EAST
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	14
Year Built	2006	1930	2006
Gross SqFt	12,950	12,560	13,810
Estimated Gross Income	\$323,750	\$289,759	\$323,746
Gross Income per SqFt	\$25.00	\$23.07	\$23.44
Full Market Value	\$1,449,998	\$1,290,000	\$1,450,000
Market Value per SqFt	\$112.00	\$103.00	\$105.00
Distance from Condominium in miles		5.30	4.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00900-7502	3-02558-0062	3-01173-0076
Condominium Section	1830-R1		
Address	313 23 STREET	113 GREENPOINT AVENUE	383 ST JOHN'S PLACE
Neighborhood	SUNSET PARK	GREENPOINT	PROSPECT HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	16
Year Built	2006	1930	1912
Gross SqFt	12,930	12,560	14,996
Estimated Gross Income	\$284,460	\$289,759	\$311,138
Gross Income per SqFt	\$22.00	\$23.07	\$20.75
Full Market Value	\$1,270,006	\$1,290,000	\$1,390,000
Market Value per SqFt	\$98.00	\$103.00	\$93.00
Distance from Condominium in miles		5.30	1.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00915-7501	3-00898-0012	
Condominium Section	1156-R1		
Address	755 40 STREET	308 21 STREET	
Neighborhood	SUNSET PARK	SUNSET PARK	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	18	
Year Built	2002	2001	
Gross SqFt	10,194	10,975	
Estimated Gross Income	\$254,850	\$157,821	
Gross Income per SqFt	\$25.00	\$14.38	
Full Market Value	\$1,140,002	\$705,000	
Market Value per SqFt	\$112.00	\$64.00	
Distance from Condominium in miles		0.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00925-7501	3-05351-0008	
Condominium Section	188-R1		
Address	831 43 STREET	58 CHURCH AVENUE	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	20	
Year Built	1987	1930	
Gross SqFt	9,903	13,500	
Estimated Gross Income	\$152,506	\$219,090	
Gross Income per SqFt	\$15.40	\$16.23	
Full Market Value	\$619,998	\$891,000	
Market Value per SqFt	\$63.00	\$66.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00928-7503	3-01149-0006	
Condominium Section	1290-R1		
Address	393 DEAN STREET	677 CLASSON AVENUE	
Neighborhood	PARK SLOPE	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	2004	1990	
Gross SqFt	21,829	6,100	
Estimated Gross Income	\$552,273	\$166,917	
Gross Income per SqFt	\$25.30	\$27.40	
Full Market Value	\$2,470,001	\$809,000	
Market Value per SqFt	\$113.00	\$133.00	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00937-7501	3-00814-0020	
Condominium Section	97-R1		
Address	99 4 AVENUE	334 53 STREET	
Neighborhood	PARK SLOPE	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	12	
Year Built	1986	1983	
Gross SqFt	20,750	9,180	
Estimated Gross Income	\$325,775	\$70,686	
Gross Income per SqFt	\$15.70	\$7.70	
Full Market Value	\$1,320,000	\$200,000	
Market Value per SqFt	\$64.00	\$21.79	
Distance from Condominium in miles		3.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00939-7502	3-03512-0001	
Condominium Section	1651-R1		
Address	145 PARK PLACE	663 HOWARD AVENUE	
Neighborhood	PARK SLOPE	BROWNSVILLE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	47	122	
Year Built	1925	1983	
Gross SqFt	68,505	85,370	
Estimated Gross Income	\$2,631,388	\$1,612,883	
Gross Income per SqFt	\$38.40	\$18.89	
Full Market Value	\$10,900,992	\$4,550,000	
Market Value per SqFt	\$159.00	\$53.00	
Distance from Condominium in miles		3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00941-7501	3-00993-0072	3-00999-0060
Condominium Section	64-R1		
Address	1113 5 AVENUE	277 7 STREET	311 8 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	36	20	16
Year Built	1922	1914	1931
Gross SqFt	39,656	14,860	14,320
Estimated Gross Income	\$467,940	\$183,224	\$154,375
Gross Income per SqFt	\$11.80	\$12.33	\$10.78
Full Market Value	\$1,650,000	\$689,000	\$522,000
Market Value per SqFt	\$41.60	\$46.40	\$36.50
Distance from Condominium in miles		0.70	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00945-7501	3-07550-0019	3-07550-0068
Condominium Section	398-R1		
Address	100 STERLING PLACE	837 EAST 22 STREET	754 EAST 23 STREET
Neighborhood	PARK SLOPE	MIDWOOD	MIDWOOD
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	36	32	31
Year Built	0	1924	1924
Gross SqFt	38,430	32,000	32,000
Estimated Gross Income	\$729,785	\$284,350	\$384,350
Gross Income per SqFt	\$18.99	\$8.89	\$12.01
Full Market Value	\$2,970,001	\$937,000	\$1,350,000
Market Value per SqFt	\$77.00	\$29.30	\$42.20
Distance from Condominium in miles		3.30	3.30

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00947-7501	3-02593-0022	3-06115-0151
Condominium Section	750-R1		
Address	47 LINCOLN PLACE	114 CALYER STREET	125 95 STREET
Neighborhood	PARK SLOPE	GREENPOINT	BAY RIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	11	14
Year Built	0	2005	2002
Gross SqFt	13,731	16,000	16,500
Estimated Gross Income	\$185,542	\$230,080	\$225,749
Gross Income per SqFt	\$13.51	\$14.38	\$13.68
Full Market Value	\$698,001	\$912,000	\$895,000
Market Value per SqFt	\$51.00	\$57.00	\$54.00
Distance from Condominium in miles		3.60	5.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00949-7502	3-00964-0047	
Condominium Section	1119-R1		
Address	675 SACKETT STREET	297 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	38	20	
Year Built	0	1991	
Gross SqFt	49,768	34,000	
Estimated Gross Income	\$995,360	\$497,080	
Gross Income per SqFt	\$20.00	\$14.62	
Full Market Value	\$4,449,999	\$1,970,000	
Market Value per SqFt	\$89.00	\$58.00	
Distance from Condominium in miles		0.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00951-7501	3-00974-0059	
Condominium Section	34-R1		
Address	64 7 AVENUE	329 3 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	12	
Year Built	1931	1921	
Gross SqFt	9,102	8,533	
Estimated Gross Income	\$136,530	\$105,212	
Gross Income per SqFt	\$15.00	\$12.33	
Full Market Value	\$540,999	\$396,000	
Market Value per SqFt	\$59.00	\$46.40	
Distance from Condominium in miles		0.45	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00955-7502	3-05862-0004	3-05930-0031
Condominium Section	268-R1		
Address	630 UNION STREET	6823 RIDGE BOULEVARD	470 74 STREET
Neighborhood	PARK SLOPE	BAY RIDGE	BAY RIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	20	40
Year Built	1915	1917	1924
Gross SqFt	20,202	18,864	24,880
Estimated Gross Income	\$309,090	\$356,718	\$335,399
Gross Income per SqFt	\$15.30	\$18.91	\$13.48
Full Market Value	\$1,260,006	\$1,450,000	\$1,260,000
Market Value per SqFt	\$62.00	\$77.00	\$51.00
Distance from Condominium in miles		3.65	3.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00958-7501	3-00964-0047	
Condominium Section	1134-R1		
Address	569 CARROLL STREET	297 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2003	1991	
Gross SqFt	15,740	34,000	
Estimated Gross Income	\$314,800	\$497,080	
Gross Income per SqFt	\$20.00	\$14.62	
Full Market Value	\$1,410,000	\$1,970,000	
Market Value per SqFt	\$90.00	\$58.00	
Distance from Condominium in miles		0.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00966-7501	3-01089-0001	3-01077-0001
Condominium Section	83-R1		
Address	190 GARFIELD PLACE	719 8 AVENUE	215 8 AVENUE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	40	32	16
Year Built	1930	1905	1920
Gross SqFt	36,669	31,468	11,250
Estimated Gross Income	\$689,377	\$590,620	\$231,365
Gross Income per SqFt	\$18.80	\$18.77	\$20.57
Full Market Value	\$2,799,996	\$2,400,000	\$1,030,000
Market Value per SqFt	\$76.00	\$76.00	\$92.00
Distance from Condominium in miles		0.45	0.30

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7501	3-08688-0079	
Condominium Section	847-R1		
Address	330 2 STREET	3094 BRIGHTON 5 STREET	
Neighborhood	PARK SLOPE	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	36	43	
Year Built	0	1929	
Gross SqFt	48,738	52,200	
Estimated Gross Income	\$1,192,131	\$388,920	
Gross Income per SqFt	\$24.46	\$7.45	
Full Market Value	\$5,330,000	\$1,190,000	
Market Value per SqFt	\$109.00	\$22.80	
Distance from Condominium in miles		6.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7502	3-03616-0001	
Condominium Section	1213-R1		
Address	306 2 STREET	465 THATFORD AVENUE	
Neighborhood	PARK SLOPE	BROWNSVILLE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	46	24	
Year Built	2004	1986	
Gross SqFt	94,982	157,708	
Estimated Gross Income	\$1,595,697	\$1,984,204	
Gross Income per SqFt	\$16.80	\$12.58	
Full Market Value	\$6,489,997	\$5,600,000	
Market Value per SqFt	\$68.00	\$35.50	
Distance from Condominium in miles		4.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00974-7503	3-02145-0018	
Condominium Section	1288-R1		
Address	354 2 STREET	440 BERRY STREET	
Neighborhood	PARK SLOPE	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	30	66	
Year Built	0	1995	
Gross SqFt	30,802	58,430	
Estimated Gross Income	\$1,044,187	\$2,208,654	
Gross Income per SqFt	\$33.90	\$37.80	
Full Market Value	\$5,249,997	\$11,100,000	
Market Value per SqFt	\$170.00	\$190.00	
Distance from Condominium in miles		2.60	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-00998-7503	3-00964-0047	
Condominium Section	1553-R1		
Address	267 8 STREET	297 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	20	
Year Built	2004	1991	
Gross SqFt	21,599	34,000	
Estimated Gross Income	\$431,980	\$497,080	
Gross Income per SqFt	\$20.00	\$14.62	
Full Market Value	\$1,930,000	\$1,970,000	
Market Value per SqFt	\$89.00	\$58.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01005-7501	3-00993-0072	3-00999-0060
Condominium Section	300-R1		
Address	300 8 STREET	277 7 STREET	311 8 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	19	20	16
Year Built	1914	1914	1931
Gross SqFt	15,637	14,860	14,320
Estimated Gross Income	\$184,516	\$183,224	\$154,375
Gross Income per SqFt	\$11.80	\$12.33	\$10.78
Full Market Value	\$650,001	\$689,000	\$522,000
Market Value per SqFt	\$41.60	\$46.40	\$36.50
Distance from Condominium in miles		0.20	0.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01005-7502	3-00821-0012	
Condominium Section	599-R1		
Address	357 9 STREET	224 54 STREET	
Neighborhood	PARK SLOPE	BUSH TERMINAL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	131	18	
Year Built	1920	1911	
Gross SqFt	37,880	10,800	
Estimated Gross Income	\$810,632	\$231,097	
Gross Income per SqFt	\$21.40	\$21.40	
Full Market Value	\$3,620,000	\$653,000	
Market Value per SqFt	\$96.00	\$60.00	
Distance from Condominium in miles		2.35	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01023-7501	3-01148-0020	
Condominium Section	405-R1		
Address	340 11 STREET	802 BERGEN STREET	
Neighborhood	PARK SLOPE SOUTH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	32	
Year Built	1991	2001	
Gross SqFt	21,200	28,912	
Estimated Gross Income	\$621,446	\$377,441	
Gross Income per SqFt	\$29.30	\$13.05	
Full Market Value	\$2,580,001	\$1,420,000	
Market Value per SqFt	\$122.00	\$49.10	
Distance from Condominium in miles		1.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01053-7501	3-01388-0048	
Condominium Section	1128-R1		
Address	279 PROSPECT AVENUE	935 EASTERN PARKWAY	
Neighborhood	PARK SLOPE SOUTH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	20	17	
Year Built	0	2000	
Gross SqFt	43,348	34,430	
Estimated Gross Income	\$545,549	\$275,440	
Gross Income per SqFt	\$12.59	\$8.00	
Full Market Value	\$2,050,003	\$778,000	
Market Value per SqFt	\$47.30	\$22.60	
Distance from Condominium in miles		2.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01058-7501	3-01088-0035	3-01058-0042
Condominium Section	90-R1		
Address	180 STERLING PLACE	704 8 AVENUE	229 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	13	19
Year Built	1915	1920	1910
Gross SqFt	11,732	13,531	14,205
Estimated Gross Income	\$178,326	\$205,921	\$228,460
Gross Income per SqFt	\$15.20	\$15.22	\$16.08
Full Market Value	\$724,998	\$838,000	\$929,000
Market Value per SqFt	\$62.00	\$62.00	\$65.00
Distance from Condominium in miles		0.70	0.00

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01064-7501	3-00193-0050	
Condominium Section	1114-R1		
Address	937 UNION STREET	129 BOERUM PLACE	
Neighborhood	PARK SLOPE	BOERUM HILL	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	22	46	
Year Built	2003	1999	
Gross SqFt	49,210	42,000	
Estimated Gross Income	\$1,392,643	\$1,188,240	
Gross Income per SqFt	\$28.30	\$28.30	
Full Market Value	\$6,750,000	\$5,760,000	
Market Value per SqFt	\$137.00	\$137.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01089-7501	3-00946-0047	3-00993-0072
Condominium Section	1597-R1		
Address	570 7 STREET	152 5 AVENUE	277 7 STREET
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	15	11	20
Year Built	2006	1920	1914
Gross SqFt	10,911	8,000	14,860
Estimated Gross Income	\$140,751	\$132,993	\$183,224
Gross Income per SqFt	\$12.90	\$16.62	\$12.33
Full Market Value	\$529,000	\$541,000	\$689,000
Market Value per SqFt	\$48.50	\$68.00	\$46.40
Distance from Condominium in miles		0.90	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01093-7501	3-00964-0047	
Condominium Section	928-R1		
Address	145 PROSPECT PARK WEST	297 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	27	20	
Year Built	2002	1991	
Gross SqFt	23,280	34,000	
Estimated Gross Income	\$465,600	\$497,080	
Gross Income per SqFt	\$20.00	\$14.62	
Full Market Value	\$2,079,993	\$1,970,000	
Market Value per SqFt	\$89.00	\$58.00	
Distance from Condominium in miles		0.75	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7501	3-01088-0035	3-01058-0042
Condominium Section	85-R1		
Address	632 11 STREET	704 8 AVENUE	229 ST JOHN'S PLACE
Neighborhood	PARK SLOPE	PARK SLOPE	PARK SLOPE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	13	19
Year Built	1921	1920	1910
Gross SqFt	13,352	13,531	14,205
Estimated Gross Income	\$202,950	\$205,921	\$228,460
Gross Income per SqFt	\$15.20	\$15.22	\$16.08
Full Market Value	\$824,999	\$838,000	\$929,000
Market Value per SqFt	\$62.00	\$62.00	\$65.00
Distance from Condominium in miles		0.25	0.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01097-7502	3-00964-0047	
Condominium Section	722-R1		
Address	163 PROSPECT PARK WEST	297 1 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	25	20	
Year Built	1999	1991	
Gross SqFt	8,800	34,000	
Estimated Gross Income	\$128,480	\$497,080	
Gross Income per SqFt	\$14.60	\$14.62	
Full Market Value	\$508,993	\$1,970,000	
Market Value per SqFt	\$58.00	\$58.00	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7509	3-08688-0079	
Condominium Section	752-R1		
Address	438 12 STREET	3094 BRIGHTON 5 STREET	
Neighborhood	PARK SLOPE	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	34	43	
Year Built	1999	1929	
Gross SqFt	56,518	52,200	
Estimated Gross Income	\$861,899	\$388,920	
Gross Income per SqFt	\$15.25	\$7.45	
Full Market Value	\$3,510,006	\$1,190,000	
Market Value per SqFt	\$62.00	\$22.80	
Distance from Condominium in miles		6.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01098-7510	3-07465-0040	
Condominium Section	843-R1		
Address	444 12 STREET	3051 OCEAN AVENUE	
Neighborhood	PARK SLOPE	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	37	69	
Year Built	1920	1938	
Gross SqFt	61,500	61,000	
Estimated Gross Income	\$588,555	\$569,284	
Gross Income per SqFt	\$9.57	\$9.33	
Full Market Value	\$1,990,002	\$1,880,000	
Market Value per SqFt	\$32.40	\$30.80	
Distance from Condominium in miles		5.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01100-7501	3-00975-0017	
Condominium Section	1718-R1		
Address	425 14 STREET	390 2 STREET	
Neighborhood	PARK SLOPE	PARK SLOPE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	29	16	
Year Built	1910	1920	
Gross SqFt	23,868	16,752	
Estimated Gross Income	\$465,426	\$326,035	
Gross Income per SqFt	\$19.50	\$19.46	
Full Market Value	\$2,080,003	\$1,460,000	
Market Value per SqFt	\$87.00	\$87.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01102-7505	3-06782-0026	
Condominium Section	1109-R1		
Address	392 14 STREET	2120 OCEAN AVENUE	
Neighborhood	PARK SLOPE	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	24	20	
Year Built	2001	2005	
Gross SqFt	13,057	26,750	
Estimated Gross Income	\$261,140	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$1,170,006	\$2,490,000	
Market Value per SqFt	\$90.00	\$93.00	
Distance from Condominium in miles		4.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01103-7501	3-02593-0022	3-06115-0151
Condominium Section	439-R1		
Address	1405 8 AVENUE	114 CALYER STREET	125 95 STREET
Neighborhood	PARK SLOPE	GREENPOINT	BAY RIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	15	11	14
Year Built	0	2005	2002
Gross SqFt	11,800	16,000	16,500
Estimated Gross Income	\$246,506	\$230,080	\$225,749
Gross Income per SqFt	\$20.89	\$14.38	\$13.68
Full Market Value	\$1,019,998	\$912,000	\$895,000
Market Value per SqFt	\$86.00	\$57.00	\$54.00
Distance from Condominium in miles		4.65	4.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7504	3-00177-0034	
Condominium Section	1229-R1		
Address	372 15 STREET	397 ATLANTIC AVENUE	
Neighborhood	PARK SLOPE SOUTH	BOERUM HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	30	13	
Year Built	2004	2004	
Gross SqFt	34,417	14,800	
Estimated Gross Income	\$774,382	\$333,422	
Gross Income per SqFt	\$22.50	\$22.53	
Full Market Value	\$3,459,999	\$1,490,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		1.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01104-7505	3-01968-0032	3-02014-0035
Condominium Section	1969-R1		
Address	359 16 STREET	1084 BEDFORD AVENUE	468 GRAND AVENUE
Neighborhood	PARK SLOPE SOUTH	BEDFORD STUYVESANT	CLINTON HILL
Building Classification	R0-CONDOMINIUM	C4-WALK-UP	C1-WALK-UP
Total Units	12	22	16
Year Built	2006	1930	1930
Gross SqFt	13,550	11,650	13,900
Estimated Gross Income	\$252,843	\$222,997	\$298,862
Gross Income per SqFt	\$18.66	\$19.14	\$21.50
Full Market Value	\$523,442	\$997,000	\$1,340,000
Market Value per SqFt	\$38.60	\$86.00	\$96.00
Distance from Condominium in miles		2.25	1.75

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01124-7501	3-06782-0026	
Condominium Section	967-R1		
Address	579 WASHINGTON AVENUE	2120 OCEAN AVENUE	
Neighborhood	CROWN HEIGHTS	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	16	20	
Year Built	0	2005	
Gross SqFt	14,269	26,750	
Estimated Gross Income	\$452,327	\$556,400	
Gross Income per SqFt	\$31.70	\$20.80	
Full Market Value	\$2,189,999	\$2,490,000	
Market Value per SqFt	\$153.00	\$93.00	
Distance from Condominium in miles		4.90	

	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	\$320,080	\$398,394	\$428,587
Gross Income per SqFt	\$20.00	\$19.38	\$22.22
Full Market Value	\$1,430,001	\$1,780,000	\$1,920,000
Market Value per SqFt	\$89.00	\$87.00	\$100.00
Distance from Condominium in miles		1.30	0.60

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7501	3-01169-0009	
Condominium Section	851-R1		
Address	24 6 AVENUE	381 FLATBUSH AVENUE	
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	22	50	
Year Built	1940	1924	
Gross SqFt	36,666	35,700	
Estimated Gross Income	\$553,656	\$539,761	
Gross Income per SqFt	\$15.10	\$15.12	
Full Market Value	\$2,190,001	\$2,200,000	
Market Value per SqFt	\$60.00	\$62.00	
Distance from Condominium in miles		0.50	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01127-7502	3-08723-0400	
Condominium Section	1017-R1		
Address	636 PACIFIC STREET	1182 BRIGHTON BEACH AVENU	
Neighborhood	PROSPECT HEIGHTS	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	31	24	
Year Built	1926	2005	
Gross SqFt	38,701	33,408	
Estimated Gross Income	\$491,502	\$616,044	
Gross Income per SqFt	\$12.70	\$18.44	
Full Market Value	\$1,850,007	\$2,510,000	
Market Value per SqFt	\$47.80	\$75.00	
Distance from Condominium in miles		7.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01128-7501	3-03512-0001	
Condominium Section	922-R1		
Address	700 PACIFIC STREET	663 HOWARD AVENUE	
Neighborhood	PROSPECT HEIGHTS	BROWNSVILLE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	168	122	
Year Built	2002	1983	
Gross SqFt	230,680	85,370	
Estimated Gross Income	\$1,914,945	\$1,612,883	
Gross Income per SqFt	\$8.30	\$18.89	
Full Market Value	\$6,309,992	\$4,550,000	
Market Value per SqFt	\$27.40	\$53.00	
Distance from Condominium in miles		2.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01131-7501	3-03512-0001	
Condominium Section	1656-R1		
Address	35 UNDERHILL AVENUE	663 HOWARD AVENUE	
Neighborhood	PROSPECT HEIGHTS	BROWNSVILLE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	39	122	
Year Built	2005	1983	
Gross SqFt	72,356	85,370	
Estimated Gross Income	\$1,591,832	\$1,612,883	
Gross Income per SqFt	\$22.00	\$18.89	
Full Market Value	\$7,109,993	\$4,550,000	
Market Value per SqFt	\$98.00	\$53.00	
Distance from Condominium in miles		2.55	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$699,825	\$331,518	
Gross Income per SqFt	\$21.13	\$19.37	
Full Market Value	\$3,130,001	\$1,480,000	
Market Value per SqFt	\$95.00	\$86.00	
Distance from Condominium in miles		0.35	

	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	R0-CONDOMINIUM	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	\$0	\$299,520	\$249,671
Gross Income per SqFt	\$0.00	\$10.40	\$10.39
Full Market Value	\$1,210,007	\$846,000	\$844,000
Market Value per SqFt	\$35.90	\$29.40	\$35.10
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	
Condominium Section	1660-R1		
Address	364 ST MARK'S AVENUE	802 BERGEN STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	18	32	
Year Built	2005	2001	
Gross SqFt	17,209	28,912	
Estimated Gross Income	\$492,088	\$377,441	
Gross Income per SqFt	\$28.60	\$13.05	
Full Market Value	\$2,379,995	\$1,420,000	
Market Value per SqFt	\$138.00	\$49.10	
Distance from Condominium in miles		0.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01155-7502	3-01203-0001	
Condominium Section	1531-R1		
Address	442 ST MARK'S AVENUE	55 BROOKLYN AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	1931	1915	
Gross SqFt	10,784	9,600	
Estimated Gross Income	\$134,800	\$119,681	
Gross Income per SqFt	\$12.50	\$12.47	
Full Market Value	\$507,000	\$422,000	
Market Value per SqFt	\$47.00	\$44.00	
Distance from Condominium in miles		0.95	

	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	\$509,437	\$442,990	\$539,761
Gross Income per SqFt	\$12.50	\$12.45	\$15.12
Full Market Value	\$1,920,001	\$1,670,000	\$2,200,000
Market Value per SqFt	\$47.10	\$46.90	\$62.00
Distance from Condominium in miles		0.20	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01164-7502	3-01148-0020	
Condominium Section	1161-R1		
Address	222 PARK PLACE	802 BERGEN STREET	
Neighborhood	PROSPECT HEIGHTS	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	14	32	
Year Built	0	2001	
Gross SqFt	24,639	28,912	
Estimated Gross Income	\$564,175	\$377,441	
Gross Income per SqFt	\$22.90	\$13.05	
Full Market Value	\$2,520,000	\$1,420,000	
Market Value per SqFt	\$102.00	\$49.10	
Distance from Condominium in miles		0.55	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7501	3-00297-0019	
Condominium Section	127-R1		
Address	44 BUTLER PLACE	182 AMITY STREET	
Neighborhood	PROSPECT HEIGHTS	COBBLE HILL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	60	48	
Year Built	1925	1900	
Gross SqFt	67,038	35,950	
Estimated Gross Income	\$681,106	\$575,302	
Gross Income per SqFt	\$10.16	\$16.00	
Full Market Value	\$2,300,006	\$2,340,000	
Market Value per SqFt	\$34.30	\$65.00	
Distance from Condominium in miles		1.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01171-7502	3-00042-0018	
Condominium Section	1500-R1		
Address	34 BUTLER PLACE	254 WATER STREET	
Neighborhood	PROSPECT HEIGHTS	DOWNTOWN-FULTON FERRY	
Building Classification	R2-WALK-UP	D8-ELEVATOR	
Total Units	48	26	
Year Built	2005	2002	
Gross SqFt	32,139	28,358	
Estimated Gross Income	\$726,341	\$639,651	
Gross Income per SqFt	\$22.60	\$22.56	
Full Market Value	\$3,250,006	\$2,860,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		2.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01172-7501	3-00774-0059	
Condominium Section	254-R1		
Address	286 ST JOHNS PLACE	441 49 STREET	
Neighborhood	PROSPECT HEIGHTS	SUNSET PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	1912	1914	
Gross SqFt	11,174	11,200	
Estimated Gross Income	\$184,371	\$191,832	
Gross Income per SqFt	\$16.50	\$17.13	
Full Market Value	\$749,996	\$542,000	
Market Value per SqFt	\$67.00	\$48.40	
Distance from Condominium in miles		2.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01173-7501	3-01158-0021	3-01173-0058
Condominium Section	245-R1		
Address	806 WASHINGTON AVENUE	180 PROSPECT PLACE	427 ST JOHN'S PLACE
Neighborhood	PROSPECT HEIGHTS	PROSPECT HEIGHTS	PROSPECT HEIGHTS
Building Classification	R9-CONDOPS	C1-WALK-UP	C1-WALK-UP
Total Units	14	16	16
Year Built	1910	1931	1912
Gross SqFt	8,392	15,480	16,104
Estimated Gross Income	\$159,448	\$245,990	\$198,346
Gross Income per SqFt	\$19.00	\$15.89	\$12.32
Full Market Value	\$649,000	\$1,000,000	\$609,000
Market Value per SqFt	\$77.00	\$65.00	\$37.80
Distance from Condominium in miles		0.35	0.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7501	3-01190-0001	
Condominium Section	1031-R1		
Address	255 EASTERN PARKWAY	921 WASHINGTON AVENUE	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	90	78	
Year Built	1924	1928	
Gross SqFt	100,770	80,500	
Estimated Gross Income	\$991,576	\$647,712	
Gross Income per SqFt	\$9.84	\$8.05	
Full Market Value	\$3,349,991	\$1,990,000	
Market Value per SqFt	\$33.20	\$24.72	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01181-7502	3-02145-0018	
Condominium Section	1405-R1		
Address	225 EASTERN PARKWAY	440 BERRY STREET	
Neighborhood	CROWN HEIGHTS	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	56	66	
Year Built	0	1995	
Gross SqFt	79,075	58,430	
Estimated Gross Income	\$1,035,882	\$2,208,654	
Gross Income per SqFt	\$13.10	\$37.80	
Full Market Value	\$3,890,004	\$11,100,000	
Market Value per SqFt	\$49.20	\$190.00	
Distance from Condominium in miles		2.60	

## BOROUGH OF BROOKLYN - 2008/09 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	\$487,280	\$502,848	
Gross Income per SqFt	\$16.00	\$11.64	
Full Market Value	\$1,979,998	\$1,770,000	
Market Value per SqFt	\$65.00	\$41.00	
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	\$213,408	\$205,656	\$205,656
Gross Income per SqFt	\$15.60	\$15.58	\$15.58
Full Market Value	\$868,005	\$836,000	\$836,000
Market Value per SqFt	\$63.00	\$63.00	\$63.00
Distance from Condominium in miles		0.55	0.55

	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	\$236,188	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$1,140,001	\$809,000	
Market Value per SqFt	\$132.00	\$133.00	
Distance from Condominium in miles		0.40	

## BOROUGH OF BROOKLYN - 2008/09 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	\$163,200	\$101,323	\$102,800
Gross Income per SqFt	\$20.44	\$18.04	\$17.44
Full Market Value	\$729,002	\$412,000	\$418,000
Market Value per SqFt	\$91.00	\$73.00	\$71.00
Distance from Condominium in miles		3.25	0.75

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01270-7502	3-01282-0032	
Condominium Section	1247-R1		
Address	636 EASTERN PARKWAY	1176 PRESIDENT STREET	
Neighborhood	CROWN HEIGHTS	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	21	
Year Built	1910	1916	
Gross SqFt	27,608	16,980	
Estimated Gross Income	\$400,316	\$382,050	
Gross Income per SqFt	\$14.50	\$22.50	
Full Market Value	\$1,589,998	\$1,710,000	
Market Value per SqFt	\$58.00	\$101.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01272-7501	3-06782-0026	
Condominium Section	1217-R1		
Address	866 EASTERN PARKWAY	2120 OCEAN AVENUE	
Neighborhood	CROWN HEIGHTS	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	20	
Year Built	2002	2005	
Gross SqFt	39,964	26,750	
Estimated Gross Income	\$603,456	\$556,400	
Gross Income per SqFt	\$15.10	\$20.80	
Full Market Value	\$2,390,003	\$2,490,000	
Market Value per SqFt	\$60.00	\$93.00	
Distance from Condominium in miles		4.15	

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01283-7501	3-01280-0022	
<b>Condominium Section</b>	246-R1		
<b>Address</b>	346 NEW YORK AVENUE	1030 PRESIDENT STREET	
<b>Neighborhood</b>	CROWN HEIGHTS	CROWN HEIGHTS	
<b>Building Classification</b>	R4-ELEVATOR	C1-WALK-UP	
<b>Total Units</b>	22	28	
<b>Year Built</b>	1920	1923	
<b>Gross SqFt</b>	19,525	22,132	
<b>Estimated Gross Income</b>	\$290,922	\$328,881	
<b>Gross Income per SqFt</b>	\$14.90	\$14.86	
<b>Full Market Value</b>	\$1,150,001	\$1,010,000	
<b>Market Value per SqFt</b>	\$59.00	\$45.60	
<b>Distance from Condominium in miles</b>		0.45	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01285-7501	3-01181-0036	3-01181-0068
<b>Condominium Section</b>	56-R1		
<b>Address</b>	1365 CARROLL STREET	307 LINCOLN PLACE	285 EASTERN PARKWAY
<b>Neighborhood</b>	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	40	33
<b>Year Built</b>	1930	1924	1914
<b>Gross SqFt</b>	32,400	28,316	28,724
<b>Estimated Gross Income</b>	\$346,680	\$311,720	\$264,576
<b>Gross Income per SqFt</b>	\$10.70	\$11.01	\$9.21
<b>Full Market Value</b>	\$1,170,002	\$1,100,000	\$872,000
<b>Market Value per SqFt</b>	\$36.10	\$38.80	\$30.40
<b>Distance from Condominium in miles</b>		0.85	0.85

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
<b>Boro-Block-Lot</b>	3-01293-7501	3-01363-0078	3-01205-0062
<b>Condominium Section</b>	151-R1		
<b>Address</b>	555 CROWN STREET	1583 PROSPECT PLACE	1067 DEAN STREET
<b>Neighborhood</b>	CROWN HEIGHTS	CROWN HEIGHTS	CROWN HEIGHTS
<b>Building Classification</b>	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
<b>Total Units</b>	16	40	32
<b>Year Built</b>	1922	1926	1910
<b>Gross SqFt</b>	40,060	42,800	30,416
<b>Estimated Gross Income</b>	\$374,961	\$400,541	\$330,317
<b>Gross Income per SqFt</b>	\$9.36	\$9.36	\$10.86
<b>Full Market Value</b>	\$1,239,996	\$1,320,000	\$1,010,000
<b>Market Value per SqFt</b>	\$31.00	\$30.80	\$33.20
<b>Distance from Condominium in miles</b>		1.05	1.05

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01300-7501	3-06115-0151	
Condominium Section	417-R1		
Address	504 CROWN STREET	125 95 STREET	
Neighborhood	CROWN HEIGHTS	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	14	
Year Built	1991	2002	
Gross SqFt	31,068	16,500	
Estimated Gross Income	\$360,388	\$225,749	
Gross Income per SqFt	\$11.60	\$13.68	
Full Market Value	\$1,270,001	\$895,000	
Market Value per SqFt	\$40.90	\$54.00	
Distance from Condominium in miles		6.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01309-7501	3-03615-0001	
Condominium Section	526-R1		
Address	72 CLOVE ROAD	165 LOTT AVENUE	
Neighborhood	CROWN HEIGHTS	BROWNSVILLE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	48	104	
Year Built	1997	1986	
Gross SqFt	65,071	101,127	
Estimated Gross Income	\$1,047,643	\$1,623,440	
Gross Income per SqFt	\$16.10	\$16.05	
Full Market Value	\$4,259,988	\$4,580,000	
Market Value per SqFt	\$65.00	\$45.30	
Distance from Condominium in miles		2.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01333-7501	3-02145-0018	
Condominium Section	935-R1		
Address	605 EAST NEW YORK AVENUE	440 BERRY STREET	
Neighborhood	FLATBUSH-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	50	66	
Year Built	0	1995	
Gross SqFt	67,889	58,430	
Estimated Gross Income	\$1,001,538	\$2,208,654	
Gross Income per SqFt	\$14.75	\$37.80	
Full Market Value	\$3,970,000	\$11,100,000	
Market Value per SqFt	\$58.00	\$190.00	
Distance from Condominium in miles		3.45	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$126,921	\$205,656	\$205,656
Gross Income per SqFt	\$15.60	\$15.58	\$15.58
Full Market Value	\$515,999	\$836,000	\$836,000
Market Value per SqFt	\$63.00	\$63.00	\$63.00
Distance from Condominium in miles		0.95	0.95

	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	\$532,406	\$328,881	\$328,881
Gross Income per SqFt	\$14.90	\$14.86	\$14.86
Full Market Value	\$2,109,990	\$1,010,000	\$1,010,000
Market Value per SqFt	\$59.00	\$45.60	\$45.60
Distance from Condominium in miles		1.45	1.45

	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	\$337,700	\$378,620	\$305,795
Gross Income per SqFt	\$11.00	\$12.39	\$8.49
Full Market Value	\$1,190,010	\$1,250,000	\$1,010,000
Market Value per SqFt	\$38.80	\$40.90	\$28.10
Distance from Condominium in miles		0.85	0.75

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01427-7501	3-04671-0007	
Condominium Section	513-R1		
Address	762 EMPIRE BOULEVARD	334 ROCKAWAY PARKWAY	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	30	29	
Year Built	0	1920	
Gross SqFt	30,360	30,270	
Estimated Gross Income	\$431,112	\$278,181	
Gross Income per SqFt	\$14.20	\$9.19	
Full Market Value	\$1,710,000	\$917,000	
Market Value per SqFt	\$56.00	\$30.30	
Distance from Condominium in miles		1.00	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01429-7501	3-04659-0049	
Condominium Section	286-R1		
Address	730 LEFFERTS AVENUE	199 EAST 53 STREET	
Neighborhood	FLATBUSH-NORTH	FLATBUSH-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	20	
Year Built	1990	1930	
Gross SqFt	15,785	20,880	
Estimated Gross Income	\$223,808	\$191,700	
Gross Income per SqFt	\$14.18	\$9.18	
Full Market Value	\$886,997	\$632,000	
Market Value per SqFt	\$56.00	\$30.30	
Distance from Condominium in miles		0.70	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
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	\$536,867	\$2,208,654	
Gross Income per SqFt	\$10.60	\$37.80	
Full Market Value	\$1,810,020	\$11,100,000	
Market Value per SqFt	\$35.70	\$190.00	
Distance from Condominium in miles		3.55	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01498-7501	3-01466-0051	
Condominium Section	446-R1		
Address	723 MAC DONOUGH STREET	1757 STERLING PLACE	
Neighborhood	OCEAN HILL	OCEAN HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	32	
Year Built	1910	1910	
Gross SqFt	13,640	25,160	
Estimated Gross Income	\$154,132	\$283,301	
Gross Income per SqFt	\$11.30	\$11.26	
Full Market Value	\$543,000	\$999,000	
Market Value per SqFt	\$39.80	\$39.70	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7501	3-01467-0001	
Condominium Section	431-R1		
Address	472 BAINBRIDGE STREET	495 HOWARD AVENUE	
Neighborhood	OCEAN HILL	OCEAN HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	60	72	
Year Built	1992	1973	
Gross SqFt	53,760	72,000	
Estimated Gross Income	\$672,000	\$1,035,360	
Gross Income per SqFt	\$12.50	\$14.38	
Full Market Value	\$2,529,993	\$2,920,000	
Market Value per SqFt	\$47.10	\$40.60	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01509-7502	3-08723-0400	
Condominium Section	591-R1		
Address	419 CHAUNCEY STREET	1182 BRIGHTON BEACH AVENU	
Neighborhood	OCEAN HILL	BRIGHTON BEACH	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	24	24	
Year Built	1906	2005	
Gross SqFt	32,087	33,408	
Estimated Gross Income	\$291,991	\$616,044	
Gross Income per SqFt	\$9.10	\$18.44	
Full Market Value	\$962,006	\$2,510,000	
Market Value per SqFt	\$30.00	\$75.00	
Distance from Condominium in miles		7.50	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$184,022	\$70,686	
Gross Income per SqFt	\$16.65	\$7.70	
Full Market Value	\$668,000	\$200,000	
Market Value per SqFt	\$60.00	\$21.79	
Distance from Condominium in miles		6.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01526-7501	3-00714-0044	
Condominium Section	586-R1		
Address	246 SUMPTER STREET	4018 5 AVENUE	
Neighborhood	OCEAN HILL	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	12	32	
Year Built	0	1906	
Gross SqFt	15,335	25,600	
Estimated Gross Income	\$272,196	\$398,000	
Gross Income per SqFt	\$17.75	\$15.55	
Full Market Value	\$1,110,006	\$1,620,000	
Market Value per SqFt	\$72.00	\$63.00	
Distance from Condominium in miles		5.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01593-7501	3-03326-0065	3-04795-0013
Condominium Section	1874-R1		
Address	417 HART STREET	255 LINDEN STREET	702 EAST NEW YORK AVENUE
Neighborhood	BEDFORD STUYVESANT	BUSHWICK	FLATBUSH-NORTH
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	16	16	20
Year Built	2005	1931	1931
Gross SqFt	15,600	19,800	18,560
Estimated Gross Income	\$268,788	\$356,796	\$310,546
Gross Income per SqFt	\$17.23	\$18.02	\$16.73
Full Market Value	\$557,500	\$1,450,000	\$877,000
Market Value per SqFt	\$35.70	\$73.00	\$47.30
Distance from Condominium in miles		1.00	2.30

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01603-7501	3-01778-0036	
Condominium Section	627-R1		
Address	85 STUYVESANT AVENUE	3 SPENCER COURT	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	16	
Year Built	0	1931	
Gross SqFt	31,793	7,800	
Estimated Gross Income	\$584,991	\$129,601	
Gross Income per SqFt	\$18.40	\$16.62	
Full Market Value	\$2,380,001	\$527,000	
Market Value per SqFt	\$75.00	\$68.00	
Distance from Condominium in miles		1.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01625-7501	3-02593-0022	3-06115-0151
Condominium Section	445-R1		
Address	172 STUYVESANT AVENUE	114 CALYER STREET	125 95 STREET
Neighborhood	BEDFORD STUYVESANT	GREENPOINT	BAY RIDGE
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	18	11	14
Year Built	0	2005	2002
Gross SqFt	22,659	16,000	16,500
Estimated Gross Income	\$305,783	\$230,080	\$225,749
Gross Income per SqFt	\$13.49	\$14.38	\$13.68
Full Market Value	\$1,150,002	\$912,000	\$895,000
Market Value per SqFt	\$51.00	\$57.00	\$54.00
Distance from Condominium in miles		2.80	7.30

	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	25,600	
Estimated Gross Income	\$258,242	\$398,000	
Gross Income per SqFt	\$17.37	\$15.55	
Full Market Value	\$1,049,994	\$1,620,000	
Market Value per SqFt	\$71.00	\$63.00	
Distance from Condominium in miles		4.15	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7510	3-06782-0026	
Condominium Section	1293-R1		
Address	82 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	10,403	26,750	
Estimated Gross Income	\$208,060	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$930,001	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7512	3-06782-0026	
Condominium Section	1292-R1		
Address	78 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	12,338	26,750	
Estimated Gross Income	\$356,814	\$556,400	
Gross Income per SqFt	\$28.90	\$20.80	
Full Market Value	\$1,729,996	\$2,490,000	
Market Value per SqFt	\$140.00	\$93.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7513	3-06782-0026	
Condominium Section	1294-R1		
Address	74 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	12,110	26,750	
Estimated Gross Income	\$285,796	\$556,400	
Gross Income per SqFt	\$23.60	\$20.80	
Full Market Value	\$1,279,999	\$2,490,000	
Market Value per SqFt	\$106.00	\$93.00	
Distance from Condominium in miles		5.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01734-7516	3-06782-0026	
Condominium Section	1308-R1		
Address	90 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2004	2005	
Gross SqFt	7,297	26,750	
Estimated Gross Income	\$211,029	\$556,400	
Gross Income per SqFt	\$28.90	\$20.80	
Full Market Value	\$1,020,002	\$2,490,000	
Market Value per SqFt	\$140.00	\$93.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7501	3-02145-0018	
Condominium Section	1208-R1		
Address	834 MYRTLE AVENUE	440 BERRY STREET	
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	36	66	
Year Built	2003	1995	
Gross SqFt	58,244	58,430	
Estimated Gross Income	\$1,071,689	\$2,208,654	
Gross Income per SqFt	\$18.40	\$37.80	
Full Market Value	\$4,360,002	\$11,100,000	
Market Value per SqFt	\$75.00	\$190.00	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01755-7502	3-01041-0011	3-03044-0029
Condominium Section	1943-R1		
Address	886 MYRTLE AVENUE	204 14 STREET	165 MESEROLE STREET
Neighborhood	BEDFORD STUYVESANT	PARK SLOPE SOUTH	WILLIAMSBURG-EAST
Building Classification	R0-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP
Total Units	16	20	39
Year Built	2006	1915	1930
Gross SqFt	11,808	15,140	17,460
Estimated Gross Income	\$0	\$293,602	\$321,532
Gross Income per SqFt	\$0.00	\$19.39	\$18.42
Full Market Value	\$527,502	\$1,310,000	\$1,310,000
Market Value per SqFt	\$44.70	\$87.00	\$75.00
Distance from Condominium in miles		3.00	0.95

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01763-7501	3-06782-0026	
Condominium Section	1173-R1		
Address	191 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	2005	
Gross SqFt	24,200	26,750	
Estimated Gross Income	\$484,000	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,160,000	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.70	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01763-7502	3-06782-0026	
Condominium Section	1168-R1		
Address	209 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	2005	
Gross SqFt	24,200	26,750	
Estimated Gross Income	\$484,000	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,159,999	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.70	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01763-7503	3-06782-0026	
Condominium Section	1171-R1		
Address	197 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	2005	
Gross SqFt	24,200	26,750	
Estimated Gross Income	\$484,000	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,159,997	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7504	3-06782-0026	
Condominium Section	1172-R1		
Address	195 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	2005	
Gross SqFt	24,200	26,750	
Estimated Gross Income	\$484,000	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,160,003	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01763-7505	3-06782-0026	
Condominium Section	1169-R1		
Address	201 SPENCER STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	18	20	
Year Built	2004	2005	
Gross SqFt	24,200	26,750	
Estimated Gross Income	\$484,000	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,160,001	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		5.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01781-7501	3-02145-0018	
Condominium Section	1536-R1		
Address	794 DE KALB AVENUE	440 BERRY STREET	
Neighborhood	BEDFORD STUYVESANT	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	32	66	
Year Built	2006	1995	
Gross SqFt	23,344	58,430	
Estimated Gross Income	\$722,169	\$2,208,654	
Gross Income per SqFt	\$30.90	\$37.80	
Full Market Value	\$3,500,000	\$11,100,000	
Market Value per SqFt	\$150.00	\$190.00	
Distance from Condominium in miles		1.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01840-7501	3-01647-0084	
Condominium Section	376-R1		
Address	582 THROOP AVENUE	797 PUTNAM AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	13	32	
Year Built	1910	1931	
Gross SqFt	11,030	18,550	
Estimated Gross Income	\$127,948	\$215,328	
Gross Income per SqFt	\$11.60	\$11.61	
Full Market Value	\$451,001	\$759,000	
Market Value per SqFt	\$40.90	\$40.90	
Distance from Condominium in miles		0.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01885-7502	3-06782-0026	
Condominium Section	1386-R1		
Address	42 SKILLMAN STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	20	20	
Year Built	2004	2005	
Gross SqFt	25,423	26,750	
Estimated Gross Income	\$599,982	\$556,400	
Gross Income per SqFt	\$23.60	\$20.80	
Full Market Value	\$2,679,990	\$2,490,000	
Market Value per SqFt	\$105.00	\$93.00	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01887-7502	3-02145-0018	
Condominium Section	400-R1		
Address	95 VANDERBILT AVENUE	440 BERRY STREET	
Neighborhood	CLINTON HILL	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	24	66	
Year Built	1991	1995	
Gross SqFt	60,350	58,430	
Estimated Gross Income	\$670,602	\$2,208,654	
Gross Income per SqFt	\$11.11	\$37.80	
Full Market Value	\$2,360,016	\$11,100,000	
Market Value per SqFt	\$39.10	\$190.00	
Distance from Condominium in miles		1.00	

## BOROUGH OF BROOKLYN - 2008/09 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	\$440,404	\$778,717	\$788,262
Gross Income per SqFt	\$21.36	\$21.71	\$22.33
Full Market Value	\$1,970,000	\$3,480,000	\$3,520,000
Market Value per SqFt	\$96.00	\$97.00	\$100.00
Distance from Condominium in miles		0.90	2.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7501	3-01778-0049	
Condominium Section	992-R1		
Address	128 SKILLMAN STREET	590 DE KALB AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	12	111	
Year Built	2002	1984	
Gross SqFt	17,958	76,155	
Estimated Gross Income	\$294,511	\$1,584,024	
Gross Income per SqFt	\$16.40	\$20.80	
Full Market Value	\$1,199,992	\$4,470,000	
Market Value per SqFt	\$67.00	\$59.00	
Distance from Condominium in miles		0.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01899-7503	3-06264-0029	
Condominium Section	1233-R1		
Address	94 SKILLMAN STREET	2160 78 STREET	
Neighborhood	BEDFORD STUYVESANT	BENSONHURST	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	12	52	
Year Built	2002	1991	
Gross SqFt	15,531	51,419	
Estimated Gross Income	\$295,089	\$979,251	
Gross Income per SqFt	\$19.00	\$19.04	
Full Market Value	\$1,199,994	\$2,770,000	
Market Value per SqFt	\$77.00	\$54.00	
Distance from Condominium in miles		6.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7503	3-06782-0026	
Condominium Section	1351-R1		
Address	103 SKILLMAN STREET	2120 OCEAN AVENUE	
Neighborhood	BEDFORD STUYVESANT	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	2005	2005	
Gross SqFt	17,536	26,750	
Estimated Gross Income	\$580,441	\$556,400	
Gross Income per SqFt	\$33.10	\$20.80	
Full Market Value	\$2,540,005	\$2,490,000	
Market Value per SqFt	\$145.00	\$93.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7508	3-01766-0047	
Condominium Section	1360-R1		
Address	111 SKILLMAN STREET	614 MARCY AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	50	
Year Built	2003	2001	
Gross SqFt	17,274	10,090	
Estimated Gross Income	\$231,471	\$209,872	
Gross Income per SqFt	\$13.40	\$20.80	
Full Market Value	\$869,996	\$938,000	
Market Value per SqFt	\$50.00	\$93.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01900-7510	3-02593-0022	
Condominium Section	1349-R1		
Address	107 SKILLMAN STREET	114 CALYER STREET	
Neighborhood	BEDFORD STUYVESANT	GREENPOINT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	11	
Year Built	2004	2005	
Gross SqFt	20,930	16,000	
Estimated Gross Income	\$692,783	\$230,080	
Gross Income per SqFt	\$33.10	\$14.38	
Full Market Value	\$3,359,998	\$912,000	
Market Value per SqFt	\$161.00	\$57.00	
Distance from Condominium in miles		2.15	

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01903-7501	3-01984-0011	
Condominium Section	312-R1		
Address	446 MYRTLE AVENUE	51 IRVING PLACE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	14	14	
Year Built	1900	1930	
Gross SqFt	15,401	9,180	
Estimated Gross Income	\$258,736	\$153,721	
Gross Income per SqFt	\$16.80	\$16.75	
Full Market Value	\$1,050,000	\$625,000	
Market Value per SqFt	\$68.00	\$68.00	
Distance from Condominium in miles		0.70	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
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	\$288,821	\$5,004,529	
Gross Income per SqFt	\$18.10	\$18.05	
Full Market Value	\$1,169,994	\$14,100,000	
Market Value per SqFt	\$73.00	\$51.00	
Distance from Condominium in miles		1.70	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-01913-7512	3-01637-0001	3-02593-0022
Condominium Section	1489-R1		
Address	189 FRANKLIN AVENUE	854 GATES AVENUE	114 CALYER STREET
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	GREENPOINT
Building Classification	R4-ELEVATOR	D1-ELEVATOR	C1-WALK-UP
Total Units	16	86	11
Year Built	2006	1995	2005
Gross SqFt	17,259	24,528	16,000
Estimated Gross Income	\$456,500	\$648,825	\$230,080
Gross Income per SqFt	\$26.40	\$26.50	\$14.38
Full Market Value	\$2,210,012	\$1,830,000	\$912,000
Market Value per SqFt	\$128.00	\$75.00	\$57.00
Distance from Condominium in miles		1.55	2.30

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01924-7501	3-01899-0006	
Condominium Section	547-R1		
Address	263 CLASSON AVENUE	129 FRANKLIN AVENUE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	95	16	
Year Built	1920	1905	
Gross SqFt	130,468	13,912	
Estimated Gross Income	\$2,583,266	\$119,365	
Gross Income per SqFt	\$19.80	\$8.58	
Full Market Value	\$11,500,000	\$393,000	
Market Value per SqFt	\$88.00	\$28.20	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01925-7501	3-01925-0007	
Condominium Section	1432-R1		
Address	970 KENT AVENUE	213 TAAFFE PLACE	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	103	90	
Year Built	0	1935	
Gross SqFt	107,974	108,000	
Estimated Gross Income	\$1,813,963	\$1,812,951	
Gross Income per SqFt	\$16.80	\$16.79	
Full Market Value	\$7,379,996	\$7,370,000	
Market Value per SqFt	\$68.00	\$68.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01931-7501	3-02593-0022	
Condominium Section	932-R1		
Address	320 WASHINGTON AVENUE	114 CALYER STREET	
Neighborhood	CLINTON HILL	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	25	11	
Year Built	0	2005	
Gross SqFt	29,054	16,000	
Estimated Gross Income	\$416,923	\$230,080	
Gross Income per SqFt	\$14.35	\$14.38	
Full Market Value	\$1,650,001	\$912,000	
Market Value per SqFt	\$57.00	\$57.00	
Distance from Condominium in miles		2.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,062,809	\$648,825	
Gross Income per SqFt	\$26.50	\$26.50	
Full Market Value	\$5,150,002	\$1,830,000	
Market Value per SqFt	\$128.00	\$75.00	
Distance from Condominium in miles		1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01949-7501	3-01971-0055	
Condominium Section	1594-R1		
Address	367 CLASSON AVENUE	377 QUINCY STREET	
Neighborhood	BEDFORD STUYVESANT	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	19	12	
Year Built	2006	2006	
Gross SqFt	11,899	12,228	
Estimated Gross Income	\$356,264	\$159,453	
Gross Income per SqFt	\$29.90	\$13.04	
Full Market Value	\$1,729,997	\$588,000	
Market Value per SqFt	\$145.00	\$48.10	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01952-7501	3-02593-0022	
Condominium Section	911-R1		
Address	233 GREENE AVENUE	114 CALYER STREET	
Neighborhood	CLINTON HILL	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	11	
Year Built	1905	2005	
Gross SqFt	11,700	16,000	
Estimated Gross Income	\$242,892	\$230,080	
Gross Income per SqFt	\$20.76	\$14.38	
Full Market Value	\$1,009,999	\$912,000	
Market Value per SqFt	\$86.00	\$57.00	
Distance from Condominium in miles		2.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01960-7501	3-06782-0026	
Condominium Section	1305-R1		
Address	430 CLINTON AVENUE	2120 OCEAN AVENUE	
Neighborhood	CLINTON HILL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	48	20	
Year Built	1930	2005	
Gross SqFt	38,056	26,750	
Estimated Gross Income	\$578,451	\$556,400	
Gross Income per SqFt	\$15.20	\$20.80	
Full Market Value	\$2,349,992	\$2,490,000	
Market Value per SqFt	\$62.00	\$93.00	
Distance from Condominium in miles		5.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7502	3-01946-0004	
Condominium Section	1646-R1		
Address	252 GREENE AVENUE	379 WASHINGTON AVENUE	
Neighborhood	CLINTON HILL	CLINTON HILL	
Building Classification	R2-WALK-UP	D5-ELEVATOR	
Total Units	12	86	
Year Built	1930	1905	
Gross SqFt	9,280	113,924	
Estimated Gross Income	\$141,056	\$1,709,714	
Gross Income per SqFt	\$15.20	\$15.01	
Full Market Value	\$574,001	\$6,780,000	
Market Value per SqFt	\$62.00	\$60.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01966-7503	3-00384-0072	3-06683-0052
Condominium Section	1956-R1		
Address	242 GREENE AVENUE	15 WYCKOFF STREET	1965 EAST 7 STREET
Neighborhood	CLINTON HILL	BOERUM HILL	OCEAN PARKWAY-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D1-ELEVATOR
Total Units	13	40	35
Year Built	1930	1900	1931
Gross SqFt	20,857	26,084	25,075
Estimated Gross Income	\$0	\$581,511	\$379,025
Gross Income per SqFt	\$0.00	\$22.29	\$15.12
Full Market Value	\$2,105,005	\$2,600,000	\$1,070,000
Market Value per SqFt	\$101.00	\$100.00	\$42.70
Distance from Condominium in miles		1.65	5.70

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-01969-7501	3-01971-0055	
Condominium Section	256-R1		
Address	319 GRAND AVENUE	377 QUINCY STREET	
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	48	12	
Year Built	1957	2006	
Gross SqFt	59,400	12,228	
Estimated Gross Income	\$772,200	\$159,453	
Gross Income per SqFt	\$13.00	\$13.04	
Full Market Value	\$2,900,016	\$588,000	
Market Value per SqFt	\$48.80	\$48.10	
Distance from Condominium in miles		0.35	

	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	\$321,265	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$1,560,002	\$809,000	
Market Value per SqFt	\$133.00	\$133.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02000-7501	3-08723-0400	
Condominium Section	1101-R1		
Address	124 BEDFORD AVENUE	1182 BRIGHTON BEACH AVENU	
Neighborhood	BEDFORD STUYVESANT	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	36	24	
Year Built	0	2005	
Gross SqFt	32,500	33,408	
Estimated Gross Income	\$435,500	\$616,044	
Gross Income per SqFt	\$13.40	\$18.44	
Full Market Value	\$1,640,014	\$2,510,000	
Market Value per SqFt	\$50.00	\$75.00	
Distance from Condominium in miles		7.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02013-7502	3-01925-0007	
Condominium Section	1483-R1		
Address	1838 WEST 13 STREET	213 TAAFFE PLACE	
Neighborhood	CLINTON HILL	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	11	90	
Year Built	2005	1935	
Gross SqFt	12,942	108,000	
Estimated Gross Income	\$670,602	\$1,812,951	
Gross Income per SqFt	\$52.00	\$16.79	
Full Market Value	\$2,779,998	\$7,370,000	
Market Value per SqFt	\$215.00	\$68.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02049-7501	3-00171-0049	
Condominium Section	1278-R1		
Address	176 JOHNSON STREET	337 STATE STREET	
Neighborhood	DOWNTOWN-METROTECH	DOWNTOWN-FULTON MALL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	56	60	
Year Built	1926	1930	
Gross SqFt	58,179	39,770	
Estimated Gross Income	\$1,262,484	\$750,520	
Gross Income per SqFt	\$21.70	\$18.87	
Full Market Value	\$5,640,000	\$3,050,000	
Market Value per SqFt	\$97.00	\$77.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02073-7501	3-02073-0035	
Condominium Section	132-R1		
Address	159 CARLTON AVENUE	162 ADELPHI STREET	
Neighborhood	FORT GREENE	FORT GREENE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	16	
Year Built	1987	1915	
Gross SqFt	22,750	14,604	
Estimated Gross Income	\$329,875	\$211,199	
Gross Income per SqFt	\$14.50	\$14.46	
Full Market Value	\$1,310,001	\$837,000	
Market Value per SqFt	\$58.00	\$57.00	
Distance from Condominium in miles		0.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02095-7501	3-00825-0001	3-01203-0001
Condominium Section	54-R1		
Address	1 ROCKWELL PLACE	5419 6 AVENUE	55 BROOKLYN AVENUE
Neighborhood	FORT GREENE	SUNSET PARK	CROWN HEIGHTS
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	30	32	16
Year Built	1900	1911	1915
Gross SqFt	34,820	24,452	9,600
Estimated Gross Income	\$442,214	\$311,584	\$119,681
Gross Income per SqFt	\$12.70	\$12.74	\$12.47
Full Market Value	\$1,659,998	\$1,050,000	\$422,000
Market Value per SqFt	\$47.70	\$42.90	\$44.00
Distance from Condominium in miles		3.70	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02101-7501	3-03168-0001	
Condominium Section	226-R1		
Address	69 SOUTH OXFORD STREET	1226 FLUSHING AVENUE	
Neighborhood	FORT GREENE	WYCKOFF HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	22	99	
Year Built	1931	1931	
Gross SqFt	21,120	65,402	
Estimated Gross Income	\$316,800	\$1,173,311	
Gross Income per SqFt	\$15.00	\$17.94	
Full Market Value	\$1,260,004	\$4,770,000	
Market Value per SqFt	\$60.00	\$73.00	
Distance from Condominium in miles		2.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02111-7501	3-02893-0017	
Condominium Section	1777-R1		
Address	1 HANSON PLACE	234 SKILLMAN AVENUE	
Neighborhood	FORT GREENE	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	190	63	
Year Built	1927	2004	
Gross SqFt	206,022	61,118	
Estimated Gross Income	\$3,032,527	\$1,271,254	
Gross Income per SqFt	\$14.72	\$20.80	
Full Market Value	\$11,999,995	\$5,680,000	
Market Value per SqFt	\$58.00	\$93.00	
Distance from Condominium in miles		2.80	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02120-7501	3-00051-0012	
Condominium Section	1366-R1		
Address	381 CARLTON AVENUE	65 WASHINGTON STREET	
Neighborhood	FORT GREENE	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	27	59	
Year Built	2003	2000	
Gross SqFt	38,798	50,457	
Estimated Gross Income	\$1,276,454	\$1,657,235	
Gross Income per SqFt	\$32.90	\$32.80	
Full Market Value	\$6,179,995	\$8,030,000	
Market Value per SqFt	\$159.00	\$159.00	
Distance from Condominium in miles		1.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7501	3-07104-0275	
Condominium Section	795-R1		
Address	53 61 SOUTH 8 STREET	23 WHITNEY PLACE	
Neighborhood	WILLIAMSBURG-SOUTH	OCEAN PARKWAY-SOUTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	84	
Year Built	1999	1949	
Gross SqFt	47,988	65,268	
Estimated Gross Income	\$487,558	\$636,892	
Gross Income per SqFt	\$10.16	\$9.76	
Full Market Value	\$1,650,004	\$2,100,000	
Market Value per SqFt	\$34.40	\$32.20	
Distance from Condominium in miles		7.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7502	3-02132-0016	
Condominium Section	867-R1		
Address	42 BROADWAY	158 BROADWAY	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D7-ELEVATOR	
Total Units	31	13	
Year Built	2000	2002	
Gross SqFt	60,569	24,949	
Estimated Gross Income	\$841,909	\$347,290	
Gross Income per SqFt	\$13.90	\$13.92	
Full Market Value	\$3,340,004	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.25	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02129-7507	3-02235-0039	3-03157-0101
Condominium Section	1850-R1		
Address	26 BROADWAY	232 LEE AVENUE	63 CENTRAL AVENUE
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-CENTRAL	BUSHWICK
Building Classification	R0-CONDOMINIUM	D7-ELEVATOR	D1-ELEVATOR
Total Units	30	14	38
Year Built	2006	1931	2005
Gross SqFt	33,036	26,070	56,547
Estimated Gross Income	\$644,202	\$534,435	\$1,181,832
Gross Income per SqFt	\$19.50	\$20.50	\$20.90
Full Market Value	\$2,879,996	\$2,390,000	\$3,340,000
Market Value per SqFt	\$87.00	\$92.00	\$59.00
Distance from Condominium in miles		0.90	2.05

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02130-7501	3-01925-0007	
Condominium Section	1248-R1		
Address	60 BROADWAY	213 TAAFFE PLACE	
Neighborhood	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	130	90	
Year Built	0	1935	
Gross SqFt	147,926	108,000	
Estimated Gross Income	\$2,927,252	\$1,812,951	
Gross Income per SqFt	\$19.79	\$16.79	
Full Market Value	\$13,146,977	\$7,370,000	
Market Value per SqFt	\$89.00	\$68.00	
Distance from Condominium in miles		1.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02131-7502	3-02132-0016	
Condominium Section	908-R1		
Address	416 BEDFORD AVENUE	158 BROADWAY	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	11	13	
Year Built	2001	2002	
Gross SqFt	11,178	24,949	
Estimated Gross Income	\$155,374	\$347,290	
Gross Income per SqFt	\$13.90	\$13.92	
Full Market Value	\$616,003	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7501	3-08723-0400	
Condominium Section	798-R1		
Address	401 BEDFORD AVENUE	1182 BRIGHTON BEACH AVENU	
Neighborhood	WILLIAMSBURG-SOUTH	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	27	24	
Year Built	1999	2005	
Gross SqFt	36,290	33,408	
Estimated Gross Income	\$672,817	\$616,044	
Gross Income per SqFt	\$18.54	\$18.44	
Full Market Value	\$2,739,993	\$2,510,000	
Market Value per SqFt	\$76.00	\$75.00	
Distance from Condominium in miles		9.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7502	3-02132-0016	
Condominium Section	933-R1		
Address	138 BROADWAY	158 BROADWAY	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	40	13	
Year Built	0	2002	
Gross SqFt	73,295	24,949	
Estimated Gross Income	\$1,018,800	\$347,290	
Gross Income per SqFt	\$13.90	\$13.92	
Full Market Value	\$4,040,001	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02132-7503	3-06782-0026	
Condominium Section	1207-R1		
Address	170 BROADWAY	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	11,981	26,750	
Estimated Gross Income	\$406,155	\$556,400	
Gross Income per SqFt	\$33.90	\$20.80	
Full Market Value	\$2,040,000	\$2,490,000	
Market Value per SqFt	\$170.00	\$93.00	
Distance from Condominium in miles		6.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7501	3-02145-0018	
Condominium Section	1396-R1		
Address	446 KENT AVENUE	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	75	66	
Year Built	2003	1995	
Gross SqFt	83,525	58,430	
Estimated Gross Income	\$2,831,497	\$2,208,654	
Gross Income per SqFt	\$33.90	\$37.80	
Full Market Value	\$14,200,000	\$11,100,000	
Market Value per SqFt	\$170.00	\$190.00	
Distance from Condominium in miles		0.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02134-7503	3-00171-0001	
Condominium Section	1649-R1		
Address	440 KENT AVENUE	65 HOYT STREET	
Neighborhood	WILLIAMSBURG-SOUTH	DOWNTOWN-FULTON MALL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	135	158	
Year Built	2003	2005	
Gross SqFt	191,889	195,296	
Estimated Gross Income	\$3,837,780	\$3,601,258	
Gross Income per SqFt	\$20.00	\$18.44	
Full Market Value	\$17,200,014	\$14,600,000	
Market Value per SqFt	\$90.00	\$75.00	
Distance from Condominium in miles		1.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02137-7503	3-02132-0016	
Condominium Section	1200-R1		
Address	407 BERRY STREET	158 BROADWAY	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	12	13	
Year Built	2004	2002	
Gross SqFt	10,001	24,949	
Estimated Gross Income	\$139,013	\$347,290	
Gross Income per SqFt	\$13.90	\$13.92	
Full Market Value	\$551,004	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7501	3-02409-0008	3-02409-0009
Condominium Section	21-R1		
Address	131 DIVISION AVENUE	260 SOUTH 1 STREET	262 SOUTH 1 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D9-ELEVATOR	D9-ELEVATOR
Total Units	19	24	24
Year Built	1900	1915	1915
Gross SqFt	29,440	15,836	15,836
Estimated Gross Income	\$541,696	\$289,957	\$290,907
Gross Income per SqFt	\$18.40	\$18.31	\$18.37
Full Market Value	\$2,200,000	\$890,000	\$893,000
Market Value per SqFt	\$75.00	\$56.00	\$56.00
Distance from Condominium in miles		0.45	0.45

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7503	3-02409-0003	
Condominium Section	444-R1		
Address	908 DRIGGS AVENUE	252 SOUTH 1 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	19	23	
Year Built	1917	1920	
Gross SqFt	21,746	6,000	
Estimated Gross Income	\$380,555	\$110,400	
Gross Income per SqFt	\$17.50	\$18.40	
Full Market Value	\$1,549,998	\$449,000	
Market Value per SqFt	\$71.00	\$75.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7505	3-02139-0014	
Condominium Section	628-R1		
Address	134 SOUTH 9 STREET	190 SOUTH 8 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	36	41	
Year Built	1997	1917	
Gross SqFt	45,801	25,924	
Estimated Gross Income	\$801,517	\$452,373	
Gross Income per SqFt	\$17.50	\$17.45	
Full Market Value	\$3,259,995	\$1,840,000	
Market Value per SqFt	\$71.00	\$71.00	
Distance from Condominium in miles		0.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02147-7506	3-02409-0027	
Condominium Section	656-R1		
Address	150 SOUTH 9 STREET	271 SOUTH 2 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	12	35	
Year Built	1924	1914	
Gross SqFt	38,800	22,308	
Estimated Gross Income	\$686,760	\$394,182	
Gross Income per SqFt	\$17.70	\$17.67	
Full Market Value	\$2,790,009	\$1,210,000	
Market Value per SqFt	\$72.00	\$54.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7501	3-02145-0018	
Condominium Section	881-R1		
Address	525 KENT AVENUE	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	66	66	
Year Built	2001	1995	
Gross SqFt	85,046	58,430	
Estimated Gross Income	\$1,777,461	\$2,208,654	
Gross Income per SqFt	\$20.90	\$37.80	
Full Market Value	\$7,939,989	\$11,100,000	
Market Value per SqFt	\$93.00	\$190.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7502	3-02175-0030	3-02175-0060
Condominium Section	872-R1		
Address	580 WYTHE AVENUE	70 CLYMER STREET	30 TAYLOR STREET
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	68	103	88
Year Built	0	1974	1974
Gross SqFt	83,403	100,020	78,050
Estimated Gross Income	\$1,734,782	\$1,645,329	\$1,233,190
Gross Income per SqFt	\$20.80	\$16.45	\$15.80
Full Market Value	\$7,749,996	\$6,690,000	\$5,020,000
Market Value per SqFt	\$93.00	\$67.00	\$64.00
Distance from Condominium in miles		0.15	0.15

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02165-7503	3-02145-0018	
Condominium Section	901-R1		
Address	570 WYTHE AVENUE	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	48	66	
Year Built	0	1995	
Gross SqFt	67,712	58,430	
Estimated Gross Income	\$1,415,180	\$2,208,654	
Gross Income per SqFt	\$20.90	\$37.80	
Full Market Value	\$6,320,001	\$11,100,000	
Market Value per SqFt	\$93.00	\$190.00	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7501	3-00714-0044	
Condominium Section	143-R1		
Address	149 TAYLOR STREET	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	13	32	
Year Built	1900	1906	
Gross SqFt	25,704	25,600	
Estimated Gross Income	\$280,687	\$398,000	
Gross Income per SqFt	\$10.92	\$15.55	
Full Market Value	\$988,999	\$1,620,000	
Market Value per SqFt	\$38.50	\$63.00	
Distance from Condominium in miles		4.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02173-7504	3-02132-0016	
Condominium Section	1411-R1		
Address	177 TAYLOR STREET	158 BROADWAY	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	14	13	
Year Built	2004	2002	
Gross SqFt	14,884	24,949	
Estimated Gross Income	\$206,887	\$347,290	
Gross Income per SqFt	\$13.90	\$13.92	
Full Market Value	\$819,999	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02183-7501	3-02264-0063	
Condominium Section	1132-R1		
Address	202 DIVISION AVENUE	563 FLUSHING AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	12	14	
Year Built	1998	2004	
Gross SqFt	25,203	28,158	
Estimated Gross Income	\$526,742	\$386,844	
Gross Income per SqFt	\$20.90	\$13.74	
Full Market Value	\$2,350,001	\$1,530,000	
Market Value per SqFt	\$93.00	\$54.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02201-7502	3-01766-0052	
Condominium Section	892-R1		
Address	266 KEAP STREET	618 MARCY AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	13	50	
Year Built	1915	2001	
Gross SqFt	25,980	30,270	
Estimated Gross Income	\$272,790	\$337,813	
Gross Income per SqFt	\$10.50	\$11.16	
Full Market Value	\$921,999	\$1,190,000	
Market Value per SqFt	\$35.50	\$39.30	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02223-7502	3-00714-0044	
Condominium Section	1449-R1		
Address	790 WYTHE AVENUE	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	0	1906	
Gross SqFt	16,950	25,600	
Estimated Gross Income	\$296,625	\$398,000	
Gross Income per SqFt	\$17.50	\$15.55	
Full Market Value	\$1,210,002	\$1,620,000	
Market Value per SqFt	\$71.00	\$63.00	
Distance from Condominium in miles		4.15	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02223-7503	3-03333-0033	
Condominium Section	1450-R1		
Address	796 WYTHE AVENUE	1349 GATES AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BUSHWICK	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	12	62	
Year Built	2005	2004	
Gross SqFt	16,950	53,853	
Estimated Gross Income	\$296,625	\$575,688	
Gross Income per SqFt	\$17.50	\$10.69	
Full Market Value	\$1,210,002	\$1,630,000	
Market Value per SqFt	\$71.00	\$30.30	
Distance from Condominium in miles		2.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7502	3-00814-0020	
Condominium Section	718-R1		
Address	29 HEYWARD STREET	334 53 STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	12	
Year Built	1999	1983	
Gross SqFt	22,844	9,180	
Estimated Gross Income	\$358,650	\$70,686	
Gross Income per SqFt	\$15.70	\$7.70	
Full Market Value	\$1,459,998	\$200,000	
Market Value per SqFt	\$64.00	\$21.79	
Distance from Condominium in miles		4.85	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7504	3-00714-0044	
Condominium Section	733-R1		
Address	35 HEYWARD STREET	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	0	1906	
Gross SqFt	22,704	25,600	
Estimated Gross Income	\$261,096	\$398,000	
Gross Income per SqFt	\$11.50	\$15.55	
Full Market Value	\$919,998	\$1,620,000	
Market Value per SqFt	\$40.50	\$63.00	
Distance from Condominium in miles		4.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02224-7505	3-08688-0079	
Condominium Section	882-R1		
Address	23 HEYWARD STREET	3094 BRIGHTON 5 STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	19	43	
Year Built	2000	1929	
Gross SqFt	53,792	52,200	
Estimated Gross Income	\$720,812	\$388,920	
Gross Income per SqFt	\$13.40	\$7.45	
Full Market Value	\$2,710,002	\$1,190,000	
Market Value per SqFt	\$50.00	\$22.80	
Distance from Condominium in miles		8.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02230-7504	3-06782-0026	
Condominium Section	1113-R1		
Address	15 LYNCH STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	16,569	26,750	
Estimated Gross Income	\$346,292	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$1,550,003	\$2,490,000	
Market Value per SqFt	\$94.00	\$93.00	
Distance from Condominium in miles		6.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02230-7505	3-02181-0025	
Condominium Section	1196-R1		
Address	5 LYNCH STREET	86 ROSS STREET	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	11	38	
Year Built	2004	1993	
Gross SqFt	32,400	91,200	
Estimated Gross Income	\$560,520	\$1,746,480	
Gross Income per SqFt	\$17.30	\$19.15	
Full Market Value	\$2,279,999	\$7,810,000	
Market Value per SqFt	\$70.00	\$86.00	
Distance from Condominium in miles		0.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02234-7501	3-03511-0046	
Condominium Section	378-R2		
Address	210 LYNCH STREET	598 HOWARD AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BROWNSVILLE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	21	24	
Year Built	1990	1990	
Gross SqFt	38,358	22,959	
Estimated Gross Income	\$631,756	\$348,747	
Gross Income per SqFt	\$16.47	\$15.19	
Full Market Value	\$2,570,004	\$1,420,000	
Market Value per SqFt	\$67.00	\$62.00	
Distance from Condominium in miles		3.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02234-7502	3-01798-0077	
Condominium Section	885-R1		
Address	262 HEYWARD STREET	305 LEXINGTON AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	30	
Year Built	1999	1994	
Gross SqFt	25,904	28,680	
Estimated Gross Income	\$316,028	\$435,649	
Gross Income per SqFt	\$12.20	\$15.19	
Full Market Value	\$1,189,995	\$1,770,000	
Market Value per SqFt	\$45.90	\$62.00	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02237-7511	3-01766-0052	
Condominium Section	893-R1		
Address	118 HARRISON AVENUE	618 MARCY AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	50	
Year Built	2001	2001	
Gross SqFt	26,819	30,270	
Estimated Gross Income	\$321,828	\$337,813	
Gross Income per SqFt	\$12.00	\$11.16	
Full Market Value	\$1,129,997	\$1,190,000	
Market Value per SqFt	\$42.10	\$39.30	
Distance from Condominium in miles		0.65	

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02238-7504	3-02145-0018	
Condominium Section	1376-R1		
Address	532 BROADWAY	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	35	66	
Year Built	0	1995	
Gross SqFt	61,764	58,430	
Estimated Gross Income	\$1,445,277	\$2,208,654	
Gross Income per SqFt	\$23.40	\$37.80	
Full Market Value	\$6,459,990	\$11,100,000	
Market Value per SqFt	\$105.00	\$190.00	
Distance from Condominium in miles		0.95	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02240-7507	3-02249-0005	
Condominium Section	1019-R1		
Address	51 LORIMER STREET	429 MARCY AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	14	
Year Built	2003	2005	
Gross SqFt	21,020	31,000	
Estimated Gross Income	\$439,318	\$775,000	
Gross Income per SqFt	\$20.90	\$25.00	
Full Market Value	\$1,960,001	\$3,474,000	
Market Value per SqFt	\$93.00	\$112.00	
Distance from Condominium in miles		0.15	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02240-7509	3-02249-0005	
Condominium Section	1018-R1		
Address	57 LORIMER STREET	429 MARCY AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	14	
Year Built	0	2005	
Gross SqFt	24,787	31,000	
Estimated Gross Income	\$518,048	\$775,000	
Gross Income per SqFt	\$20.90	\$25.00	
Full Market Value	\$2,319,996	\$3,474,000	
Market Value per SqFt	\$94.00	\$112.00	
Distance from Condominium in miles		0.15	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7516	3-00714-0044	
Condominium Section	1137-R1		
Address	5 UNKNOWN	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	12	32	
Year Built	2002	1906	
Gross SqFt	28,727	25,600	
Estimated Gross Income	\$465,377	\$398,000	
Gross Income per SqFt	\$16.20	\$15.55	
Full Market Value	\$1,890,001	\$1,620,000	
Market Value per SqFt	\$66.00	\$63.00	
Distance from Condominium in miles		4.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02240-7518	3-06782-0026	
Condominium Section	1104-R1		
Address	13 LORIMER STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2003	2005	
Gross SqFt	16,524	26,750	
Estimated Gross Income	\$345,351	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$1,540,006	\$2,490,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		6.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7528	3-05424-0080	
Condominium Section	1235-R1		
Address	115 LORIMER STREET	229 PARKVILLE AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	14	41	
Year Built	2004	2004	
Gross SqFt	25,452	43,018	
Estimated Gross Income	\$391,960	\$664,347	
Gross Income per SqFt	\$15.40	\$15.44	
Full Market Value	\$1,590,000	\$2,700,000	
Market Value per SqFt	\$62.00	\$63.00	
Distance from Condominium in miles		4.95	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7529	3-06782-0026	
Condominium Section	1237-R1		
Address	119 LORIMER STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	2004	2005	
Gross SqFt	26,950	26,750	
Estimated Gross Income	\$415,030	\$556,400	
Gross Income per SqFt	\$15.40	\$20.80	
Full Market Value	\$1,906,758	\$2,490,000	
Market Value per SqFt	\$71.00	\$93.00	
Distance from Condominium in miles		6.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7530	3-00714-0044	
Condominium Section	1242-R1		
Address	146 MIDDLETON STREET	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	14	32	
Year Built	2004	1906	
Gross SqFt	23,692	25,600	
Estimated Gross Income	\$364,856	\$398,000	
Gross Income per SqFt	\$15.40	\$15.55	
Full Market Value	\$1,480,000	\$1,620,000	
Market Value per SqFt	\$62.00	\$63.00	
Distance from Condominium in miles		4.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02241-7531	3-00714-0044	
Condominium Section	1246-R1		
Address	150 MIDDLETON STREET	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	14	32	
Year Built	2004	1906	
Gross SqFt	25,452	25,600	
Estimated Gross Income	\$341,056	\$398,000	
Gross Income per SqFt	\$13.40	\$15.55	
Full Market Value	\$1,279,997	\$1,620,000	
Market Value per SqFt	\$50.00	\$63.00	
Distance from Condominium in miles		4.55	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02242-7503	3-04571-0001	3-06499-0013
Condominium Section	1815-R1		
Address	218 MIDDLETON STREET	1101 FORBELL STREET	198 FOSTER AVENUE
Neighborhood	WILLIAMSBURG-EAST	EAST NEW YORK	OCEAN PARKWAY-NORTH
Building Classification	R4-ELEVATOR	C9-WALK-UP	C7-WALK-UP
Total Units	18	48	12
Year Built	2005	2002	1999
Gross SqFt	32,189	37,765	17,520
Estimated Gross Income	\$531,118	\$623,259	\$315,053
Gross Income per SqFt	\$16.50	\$16.50	\$17.98
Full Market Value	\$2,160,000	\$2,470,000	\$1,280,000
Market Value per SqFt	\$67.00	\$65.00	\$73.00
Distance from Condominium in miles		5.50	5.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02244-7501	3-01799-0044	
Condominium Section	663-R1		
Address	2 LEE AVENUE	429 LEXINGTON AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	115	123	
Year Built	1998	1970	
Gross SqFt	200,632	101,440	
Estimated Gross Income	\$3,049,606	\$1,037,731	
Gross Income per SqFt	\$15.20	\$10.23	
Full Market Value	\$12,400,005	\$3,510,000	
Market Value per SqFt	\$62.00	\$34.60	
Distance from Condominium in miles		0.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02250-7501	3-03113-0022	
Condominium Section	873-R1		
Address	165 HARRISON AVENUE	31 GRAHAM AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	32	40	
Year Built	2000	1973	
Gross SqFt	39,000	27,480	
Estimated Gross Income	\$768,300	\$540,088	
Gross Income per SqFt	\$19.70	\$19.65	
Full Market Value	\$3,429,984	\$2,410,000	
Market Value per SqFt	\$88.00	\$88.00	
Distance from Condominium in miles		0.25	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7502	3-02235-0039	3-02418-0040
Condominium Section	1699-R1		
Address	37 THROOP AVENUE	232 LEE AVENUE	145 SOUTH 3 STREET
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	D7-ELEVATOR	D1-ELEVATOR
Total Units	18	14	66
Year Built	2006	1931	2005
Gross SqFt	23,938	26,070	59,983
Estimated Gross Income	\$0	\$534,435	\$1,553,559
Gross Income per SqFt	\$0.00	\$20.50	\$25.90
Full Market Value	\$3,179,140	\$2,390,000	\$4,390,000
Market Value per SqFt	\$133.00	\$92.00	\$73.00
Distance from Condominium in miles		0.50	1.00

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7503	3-02418-0040	
Condominium Section	1705-R1		
Address	41 THROOP AVENUE	145 SOUTH 3 STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	17	66	
Year Built	2006	2005	
Gross SqFt	22,389	59,983	
Estimated Gross Income	\$714,209	\$1,553,559	
Gross Income per SqFt	\$31.90	\$25.90	
Full Market Value	\$3,459,988	\$4,390,000	
Market Value per SqFt	\$155.00	\$73.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02251-7504	3-02418-0040	
Condominium Section	1704-R1		
Address	33 THROOP AVENUE	145 SOUTH 3 STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	13	66	
Year Built	2006	2005	
Gross SqFt	20,004	59,983	
Estimated Gross Income	\$638,127	\$1,553,559	
Gross Income per SqFt	\$31.90	\$25.90	
Full Market Value	\$3,090,000	\$4,390,000	
Market Value per SqFt	\$154.00	\$73.00	
Distance from Condominium in miles		1.00	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02260-7501	3-08723-0400	
Condominium Section	1099-R1		
Address	760 KENT AVENUE	1182 BRIGHTON BEACH AVENU	
Neighborhood	WILLIAMSBURG-CENTRAL	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	33	24	
Year Built	2004	2005	
Gross SqFt	40,200	33,408	
Estimated Gross Income	\$538,680	\$616,044	
Gross Income per SqFt	\$13.40	\$18.44	
Full Market Value	\$2,019,987	\$2,510,000	
Market Value per SqFt	\$50.00	\$75.00	
Distance from Condominium in miles		8.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7504	3-02264-0063	
Condominium Section	1354-R1		
Address	136 WALLABOUT STREET	563 FLUSHING AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	14	
Year Built	2003	2004	
Gross SqFt	24,331	28,158	
Estimated Gross Income	\$508,517	\$386,844	
Gross Income per SqFt	\$20.90	\$13.74	
Full Market Value	\$2,270,000	\$1,530,000	
Market Value per SqFt	\$93.00	\$54.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7506	3-02264-0063	
Condominium Section	1350-R1		
Address	417 FLUSHING AVENUE	563 FLUSHING AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	WILLIAMSBURG-CENTRAL	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	16	14	
Year Built	0	2004	
Gross SqFt	16,303	28,158	
Estimated Gross Income	\$370,730	\$386,844	
Gross Income per SqFt	\$22.74	\$13.74	
Full Market Value	\$1,660,001	\$1,530,000	
Market Value per SqFt	\$102.00	\$54.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7507	3-00714-0044	
Condominium Section	1352-R1		
Address	730 BEDFORD AVENUE	4018 5 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	13	32	
Year Built	0	1906	
Gross SqFt	14,998	25,600	
Estimated Gross Income	\$524,930	\$398,000	
Gross Income per SqFt	\$35.00	\$15.55	
Full Market Value	\$2,640,000	\$1,620,000	
Market Value per SqFt	\$176.00	\$63.00	
Distance from Condominium in miles		4.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02262-7508	3-08723-0400	
Condominium Section	1567-R1		
Address	405 FLUSHING AVENUE	1182 BRIGHTON BEACH AVENU	
Neighborhood	WILLIAMSBURG-CENTRAL	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	27	24	
Year Built	2006	2005	
Gross SqFt	39,038	33,408	
Estimated Gross Income	\$523,109	\$616,044	
Gross Income per SqFt	\$13.40	\$18.44	
Full Market Value	\$1,969,992	\$2,510,000	
Market Value per SqFt	\$50.00	\$75.00	
Distance from Condominium in miles		8.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7502	3-02593-0022	3-02132-0016
Condominium Section	1201-R1		
Address	713 BEDFORD AVENUE	114 CALYER STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	11	13
Year Built	2004	2005	2002
Gross SqFt	20,148	16,000	24,949
Estimated Gross Income	\$269,983	\$230,080	\$347,290
Gross Income per SqFt	\$13.40	\$14.38	\$13.92
Full Market Value	\$1,010,004	\$912,000	\$1,380,000
Market Value per SqFt	\$50.00	\$57.00	\$55.00
Distance from Condominium in miles		1.90	0.80

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7503	3-02593-0022	3-02132-0016
Condominium Section	1202-R1		
Address	717 BEDFORD AVENUE	114 CALYER STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	11	13
Year Built	2002	2005	2002
Gross SqFt	20,931	16,000	24,949
Estimated Gross Income	\$280,475	\$230,080	\$347,290
Gross Income per SqFt	\$13.40	\$14.38	\$13.92
Full Market Value	\$1,050,008	\$912,000	\$1,380,000
Market Value per SqFt	\$50.00	\$57.00	\$55.00
Distance from Condominium in miles		1.90	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02263-7504	3-02593-0022	3-02132-0016
Condominium Section	1203-R1		
Address	721 BEDFORD AVENUE	114 CALYER STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-CENTRAL	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R2-WALK-UP	C1-WALK-UP	D7-ELEVATOR
Total Units	12	11	13
Year Built	2002	2005	2002
Gross SqFt	15,840	16,000	24,949
Estimated Gross Income	\$212,256	\$230,080	\$347,290
Gross Income per SqFt	\$13.40	\$14.38	\$13.92
Full Market Value	\$798,001	\$912,000	\$1,380,000
Market Value per SqFt	\$50.00	\$57.00	\$55.00
Distance from Condominium in miles		1.90	0.80

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7504	3-00816-0042	
Condominium Section	699-R1		
Address	254 WALLABOUT STREET	5314 6 AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	SUNSET PARK	
Building Classification	R4-ELEVATOR	D5-ELEVATOR	
Total Units	19	45	
Year Built	1931	1928	
Gross SqFt	40,294	45,800	
Estimated Gross Income	\$527,851	\$598,037	
Gross Income per SqFt	\$13.10	\$13.06	
Full Market Value	\$1,979,996	\$1,690,000	
Market Value per SqFt	\$49.10	\$36.90	
Distance from Condominium in miles		5.00	

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02264-7507	3-06782-0026	
Condominium Section	878-R1		
Address	248 WALLABOUT STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	28	20	
Year Built	2001	2005	
Gross SqFt	38,600	26,750	
Estimated Gross Income	\$806,740	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$3,609,999	\$2,490,000	
Market Value per SqFt	\$94.00	\$93.00	
Distance from Condominium in miles		6.20	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02264-7510	3-06782-0026	
Condominium Section	941-R1		
Address	551 FLUSHING AVENUE	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	2003	2005	
Gross SqFt	16,637	26,750	
Estimated Gross Income	\$347,713	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$1,550,006	\$2,490,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		6.20	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-02264-7511	3-06782-0026	
Condominium Section	942-R1		
Address	555 FLUSHING AVENUE	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	0	2005	
Gross SqFt	16,648	26,750	
Estimated Gross Income	\$347,943	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$1,560,000	\$2,490,000	
Market Value per SqFt	\$94.00	\$93.00	
Distance from Condominium in miles		6.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7512	3-06782-0026	
Condominium Section	949-R1		
Address	559 FLUSHING AVENUE	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	2002	2005	
Gross SqFt	14,000	26,750	
Estimated Gross Income	\$291,200	\$556,400	
Gross Income per SqFt	\$20.80	\$20.80	
Full Market Value	\$1,300,003	\$2,490,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		6.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7513	3-06782-0026	
Condominium Section	1284-R1		
Address	282 WALLABOUT STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	28	20	
Year Built	2003	2005	
Gross SqFt	45,000	26,750	
Estimated Gross Income	\$945,000	\$556,400	
Gross Income per SqFt	\$21.00	\$20.80	
Full Market Value	\$4,219,993	\$2,490,000	
Market Value per SqFt	\$94.00	\$93.00	
Distance from Condominium in miles		6.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7514	3-06782-0026	
Condominium Section	1283-R1		
Address	274 WALLABOUT STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	28	20	
Year Built	2005	2005	
Gross SqFt	32,854	26,750	
Estimated Gross Income	\$721,145	\$556,400	
Gross Income per SqFt	\$21.95	\$20.80	
Full Market Value	\$3,220,000	\$2,490,000	
Market Value per SqFt	\$98.00	\$93.00	
Distance from Condominium in miles		6.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7515	3-06782-0026	
Condominium Section	1313-R1		
Address	298 WALLABOUT STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	20	20	
Year Built	2005	2005	
Gross SqFt	32,291	26,750	
Estimated Gross Income	\$779,827	\$556,400	
Gross Income per SqFt	\$24.15	\$20.80	
Full Market Value	\$3,489,999	\$2,490,000	
Market Value per SqFt	\$108.00	\$93.00	
Distance from Condominium in miles		6.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7518	3-01169-0009	
Condominium Section	1287-R1		
Address	268 WALLABOUT STREET	381 FLATBUSH AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	PROSPECT HEIGHTS	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	28	50	
Year Built	2005	1924	
Gross SqFt	32,523	35,700	
Estimated Gross Income	\$712,904	\$539,761	
Gross Income per SqFt	\$21.92	\$15.12	
Full Market Value	\$3,189,996	\$2,200,000	
Market Value per SqFt	\$98.00	\$62.00	
Distance from Condominium in miles		1.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02264-7520	3-00177-0034	
Condominium Section	1337-R1		
Address	593 FLUSHING AVENUE	397 ATLANTIC AVENUE	
Neighborhood	WILLIAMSBURG-CENTRAL	BOERUM HILL	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	13	
Year Built	2005	2004	
Gross SqFt	17,940	14,800	
Estimated Gross Income	\$404,188	\$333,422	
Gross Income per SqFt	\$22.53	\$22.53	
Full Market Value	\$1,810,002	\$1,490,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		1.95	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7502	3-04571-0001	
Condominium Section	983-R1		
Address	59 THROOP AVENUE	1101 FORBELL STREET	
Neighborhood	WILLIAMSBURG-EAST	EAST NEW YORK	
Building Classification	R4-ELEVATOR	C9-WALK-UP	
Total Units	15	48	
Year Built	2002	2002	
Gross SqFt	21,000	37,765	
Estimated Gross Income	\$377,580	\$623,259	
Gross Income per SqFt	\$17.98	\$16.50	
Full Market Value	\$1,539,999	\$2,470,000	
Market Value per SqFt	\$73.00	\$65.00	
Distance from Condominium in miles		5.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02267-7503	3-06264-0029	
Condominium Section	1027-R1		
Address	49 THROOP AVENUE	2160 78 STREET	
Neighborhood	WILLIAMSBURG-EAST	BENSONHURST	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	26	52	
Year Built	2000	1991	
Gross SqFt	40,232	51,419	
Estimated Gross Income	\$764,408	\$979,251	
Gross Income per SqFt	\$19.00	\$19.04	
Full Market Value	\$3,109,996	\$2,770,000	
Market Value per SqFt	\$77.00	\$54.00	
Distance from Condominium in miles		7.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02297-7501	3-02145-0018	
Condominium Section	1426-R1		
Address	55 BERRY STREET	440 BERRY STREET	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	45	66	
Year Built	1900	1995	
Gross SqFt	51,213	58,430	
Estimated Gross Income	\$1,080,594	\$2,208,654	
Gross Income per SqFt	\$21.10	\$37.80	
Full Market Value	\$4,830,001	\$11,100,000	
Market Value per SqFt	\$94.00	\$190.00	
Distance from Condominium in miles		0.95	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02298-7501	3-05424-0080	3-04571-0001
Condominium Section	1935-R1		
Address	170 WEST 11 STREET	229 PARKVILLE AVENUE	1101 FORBELL STREET
Neighborhood	WILLIAMSBURG-NORTH	OCEAN PARKWAY-NORTH	EAST NEW YORK
Building Classification	R4-ELEVATOR	D8-ELEVATOR	C9-WALK-UP
Total Units	28	41	48
Year Built	2006	2004	2002
Gross SqFt	24,885	43,018	37,765
Estimated Gross Income	\$547,500	\$664,347	\$623,259
Gross Income per SqFt	\$22.00	\$15.44	\$16.50
Full Market Value	\$2,449,998	\$2,700,000	\$2,470,000
Market Value per SqFt	\$98.00	\$63.00	\$65.00
Distance from Condominium in miles		6.10	6.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02383-7501	3-02917-0011	
Condominium Section	934-R1		
Address	98 HAVEMEYER STREET	936 METROPOLITAN AVENUE	
Neighborhood	WILLIAMSBURG-NORTH	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	24	14	
Year Built	0	2005	
Gross SqFt	28,440	20,958	
Estimated Gross Income	\$472,104	\$306,406	
Gross Income per SqFt	\$16.60	\$14.62	
Full Market Value	\$1,920,004	\$1,210,000	
Market Value per SqFt	\$68.00	\$58.00	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02403-7501	3-01925-0007	
Condominium Section	861-R1		
Address	330 WYTHE AVENUE	213 TAAFFE PLACE	
Neighborhood	WILLIAMSBURG-SOUTH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	74	90	
Year Built	1914	1935	
Gross SqFt	126,785	108,000	
Estimated Gross Income	\$1,559,455	\$1,812,951	
Gross Income per SqFt	\$12.30	\$16.79	
Full Market Value	\$5,859,995	\$7,370,000	
Market Value per SqFt	\$46.20	\$68.00	
Distance from Condominium in miles		1.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02406-7501	3-02145-0008	
Condominium Section	1098-R1		
Address	299 BEDFORD AVENUE	54 SOUTH 9 STREET	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	32	24	
Year Built	2003	1995	
Gross SqFt	36,768	26,710	
Estimated Gross Income	\$562,550	\$384,090	
Gross Income per SqFt	\$15.30	\$14.38	
Full Market Value	\$2,290,005	\$1,520,000	
Market Value per SqFt	\$62.00	\$57.00	
Distance from Condominium in miles		0.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7501	3-03810-0001	
Condominium Section	1047-R1		
Address	236 SOUTH 1 STREET	721 LIVONIA AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	EAST NEW YORK	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	16	16	
Year Built	2002	2004	
Gross SqFt	17,766	15,000	
Estimated Gross Income	\$303,798	\$130,200	
Gross Income per SqFt	\$17.10	\$8.68	
Full Market Value	\$1,240,000	\$429,000	
Market Value per SqFt	\$70.00	\$28.60	
Distance from Condominium in miles		4.80	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7502	3-02132-0016	
Condominium Section	1382-R1		
Address	241 SOUTH 2 STREET	158 BROADWAY	
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	15	13	
Year Built	0	2002	
Gross SqFt	15,000	24,949	
Estimated Gross Income	\$208,800	\$347,290	
Gross Income per SqFt	\$13.92	\$13.92	
Full Market Value	\$827,997	\$1,380,000	
Market Value per SqFt	\$55.00	\$55.00	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02408-7503	3-02409-0003	3-02424-0009
Condominium Section	1821-R1		
Address	242 SOUTH 1 STREET	252 SOUTH 1 STREET	358 SOUTH 2 STREET
Neighborhood	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH	WILLIAMSBURG-SOUTH
Building Classification	R0-CONDOMINIUM	C1-WALK-UP	C1-WALK-UP
Total Units	23	23	27
Year Built	1911	1920	1920
Gross SqFt	24,306	6,000	19,000
Estimated Gross Income	\$0	\$110,400	\$400,140
Gross Income per SqFt	\$0.00	\$18.40	\$21.06
Full Market Value	\$1,447,032	\$449,000	\$1,320,000
Market Value per SqFt	\$60.00	\$75.00	\$69.00
Distance from Condominium in miles		0.10	0.30

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02446-7501	3-06782-0026	
Condominium Section	1389-R1		
Address	180 SOUTH 4 STREET	2120 OCEAN AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	MADISON	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	20	
Year Built	0	2005	
Gross SqFt	17,235	26,750	
Estimated Gross Income	\$339,529	\$556,400	
Gross Income per SqFt	\$19.70	\$20.80	
Full Market Value	\$1,520,000	\$2,490,000	
Market Value per SqFt	\$88.00	\$93.00	
Distance from Condominium in miles		6.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02469-7501	3-01149-0006	
Condominium Section	1544-R1		
Address	24 DUNHAM PLACE	677 CLASSON AVENUE	
Neighborhood	WILLIAMSBURG-SOUTH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	16	
Year Built	0	1990	
Gross SqFt	13,881	6,100	
Estimated Gross Income	\$380,339	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$1,840,000	\$809,000	
Market Value per SqFt	\$133.00	\$133.00	
Distance from Condominium in miles		2.45	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02511-7501	3-02593-0022	
Condominium Section	1345-R1		
Address	61 GREEN STREET	114 CALYER STREET	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	11	
Year Built	2005	2005	
Gross SqFt	27,666	16,000	
Estimated Gross Income	\$450,000	\$230,080	
Gross Income per SqFt	\$16.27	\$14.38	
Full Market Value	\$1,829,999	\$912,000	
Market Value per SqFt	\$66.00	\$57.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02521-7501	3-02593-0022	3-02721-0004
Condominium Section	1144-R1		
Address	82 ,84,86,88 GREEN STREET	114 CALYER STREET	600 UNION AVENUE
Neighborhood	GREENPOINT	GREENPOINT	GREENPOINT
Building Classification	R2-WALK-UP	C1-WALK-UP	C7-WALK-UP
Total Units	16	11	15
Year Built	2001	2005	1992
Gross SqFt	19,238	16,000	16,000
Estimated Gross Income	\$292,417	\$230,080	\$123,200
Gross Income per SqFt	\$15.20	\$14.38	\$7.70
Full Market Value	\$1,190,005	\$912,000	\$378,000
Market Value per SqFt	\$62.00	\$57.00	\$23.63
Distance from Condominium in miles		0.45	1.10

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02618-7501	3-02396-0021	
Condominium Section	379-R1		
Address	86 MESEROLE AVENUE	289 SOUTH 1 STREET	
Neighborhood	GREENPOINT	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	15	24	
Year Built	1910	1909	
Gross SqFt	13,686	19,080	
Estimated Gross Income	\$214,870	\$299,746	
Gross Income per SqFt	\$15.70	\$15.71	
Full Market Value	\$874,001	\$920,000	
Market Value per SqFt	\$64.00	\$48.20	
Distance from Condominium in miles		0.95	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02697-7501	3-02697-0016	
Condominium Section	1652-R1		
Address	297 DRIGGS AVENUE	285 DRIGGS AVENUE	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	12	
Year Built	2007	2004	
Gross SqFt	9,084	12,806	
Estimated Gross Income	\$277,200	\$266,365	
Gross Income per SqFt	\$30.50	\$20.80	
Full Market Value	\$1,340,001	\$1,190,000	
Market Value per SqFt	\$148.00	\$93.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02698-7501	3-02593-0022	
Condominium Section	1455-R1		
Address	49 ENGERT AVENUE	114 CALYER STREET	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	11	
Year Built	2005	2005	
Gross SqFt	30,886	16,000	
Estimated Gross Income	\$629,456	\$230,080	
Gross Income per SqFt	\$20.38	\$14.38	
Full Market Value	\$2,809,995	\$912,000	
Market Value per SqFt	\$91.00	\$57.00	
Distance from Condominium in miles		0.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02703-7501	3-00714-0044	
Condominium Section	1205-R1		
Address	169 ENGERT AVENUE	4018 5 AVENUE	
Neighborhood	GREENPOINT	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	26	32	
Year Built	0	1906	
Gross SqFt	23,450	25,600	
Estimated Gross Income	\$405,685	\$398,000	
Gross Income per SqFt	\$17.30	\$15.55	
Full Market Value	\$1,650,003	\$1,620,000	
Market Value per SqFt	\$70.00	\$63.00	
Distance from Condominium in miles		5.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7501	3-02593-0022	
Condominium Section	1549-R1		
Address	610 UNION AVENUE	114 CALYER STREET	
Neighborhood	GREENPOINT	GREENPOINT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	22	11	
Year Built	2004	2005	
Gross SqFt	18,146	16,000	
Estimated Gross Income	\$313,925	\$230,080	
Gross Income per SqFt	\$17.30	\$14.38	
Full Market Value	\$1,279,998	\$912,000	
Market Value per SqFt	\$71.00	\$57.00	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02721-7502	3-05424-0080	
Condominium Section	1757-R1		
Address	30 BAYARD STREET	229 PARKVILLE AVENUE	
Neighborhood	GREENPOINT	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	51	41	
Year Built	0	2004	
Gross SqFt	46,869	43,018	
Estimated Gross Income	\$721,782	\$664,347	
Gross Income per SqFt	\$15.40	\$15.44	
Full Market Value	\$2,939,999	\$2,700,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02749-7501	3-02593-0022	3-02132-0016
Condominium Section	1789-R1		
Address	364 MANHATTAN AVENUE	114 CALYER STREET	158 BROADWAY
Neighborhood	WILLIAMSBURG-EAST	GREENPOINT	WILLIAMSBURG-SOUTH
Building Classification	R4-ELEVATOR	C1-WALK-UP	D7-ELEVATOR
Total Units	21	11	13
Year Built	2007	2005	2002
Gross SqFt	25,438	16,000	24,949
Estimated Gross Income	\$183,407	\$230,080	\$347,290
Gross Income per SqFt	\$7.21	\$14.38	\$13.92
Full Market Value	\$486,000	\$912,000	\$1,380,000
Market Value per SqFt	\$19.11	\$57.00	\$55.00
Distance from Condominium in miles		0.90	1.00

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7502	3-00999-0030	3-01977-0006
Condominium Section	1801-R1		
Address	59 CONSELYEA STREET	374 7 STREET	477 CLINTON AVENUE
Neighborhood	WILLIAMSBURG-EAST	PARK SLOPE	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	14
Year Built	2005	1925	1931
Gross SqFt	5,405	4,800	5,675
Estimated Gross Income	\$183,121	\$159,982	\$191,374
Gross Income per SqFt	\$33.90	\$33.30	\$33.70
Full Market Value	\$960,015	\$775,000	\$927,000
Market Value per SqFt	\$178.00	\$161.00	\$163.00
Distance from Condominium in miles		3.65	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02752-7503	3-00999-0030	3-01977-0006
Condominium Section	1791-R1		
Address	63 CONSELYEA STREET	374 7 STREET	477 CLINTON AVENUE
Neighborhood	WILLIAMSBURG-EAST	PARK SLOPE	CLINTON HILL
Building Classification	R2-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	12	14	14
Year Built	2005	1925	1931
Gross SqFt	7,247	4,800	5,675
Estimated Gross Income	\$217,410	\$159,982	\$191,374
Gross Income per SqFt	\$30.00	\$33.30	\$33.70
Full Market Value	\$960,018	\$775,000	\$927,000
Market Value per SqFt	\$132.00	\$161.00	\$163.00
Distance from Condominium in miles		3.65	2.35

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02833-7501	3-03023-0013	
Condominium Section	1250-R1		
Address	99 KINGSLAND AVENUE	58 TEN EYCK STREET	
Neighborhood	GREENPOINT	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	14	
Year Built	2005	2002	
Gross SqFt	14,248	12,000	
Estimated Gross Income	\$294,933	\$249,600	
Gross Income per SqFt	\$20.70	\$20.80	
Full Market Value	\$1,319,998	\$1,120,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		0.80	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02857-7501	3-03023-0013	
Condominium Section	1274-R1		
Address	258 RICHARDSON STREET	58 TEN EYCK STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	14	
Year Built	2002	2002	
Gross SqFt	17,800	12,000	
Estimated Gross Income	\$368,460	\$249,600	
Gross Income per SqFt	\$20.70	\$20.80	
Full Market Value	\$1,650,004	\$1,120,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02866-7501	3-00172-0064	3-03326-0065
Condominium Section	1944-R1		
Address	219 WITHERS STREET	375 STATE STREET	255 LINDEN STREET
Neighborhood	WILLIAMSBURG-EAST	DOWNTOWN-FULTON MALL	BUSHWICK
Building Classification	R4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	12	20	16
Year Built	2006	1905	1931
Gross SqFt	15,969	15,200	19,800
Estimated Gross Income	\$240,400	\$248,858	\$356,796
Gross Income per SqFt	\$15.05	\$16.37	\$18.02
Full Market Value	\$952,998	\$1,010,000	\$1,450,000
Market Value per SqFt	\$60.00	\$66.00	\$73.00
Distance from Condominium in miles		3.00	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02875-7501	3-03023-0013	
Condominium Section	1295-R1		
Address	246 WITHERS STREET	58 TEN EYCK STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	25	14	
Year Built	2003	2002	
Gross SqFt	24,897	12,000	
Estimated Gross Income	\$515,367	\$249,600	
Gross Income per SqFt	\$20.70	\$20.80	
Full Market Value	\$2,300,005	\$1,120,000	
Market Value per SqFt	\$92.00	\$93.00	
Distance from Condominium in miles		0.60	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-02893-7501	3-03113-0022	
Condominium Section	1550-R1		
Address	57 MASPETH AVENUE	31 GRAHAM AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	17	40	
Year Built	2004	1973	
Gross SqFt	22,417	27,480	
Estimated Gross Income	\$441,614	\$540,088	
Gross Income per SqFt	\$19.70	\$19.65	
Full Market Value	\$1,969,999	\$2,410,000	
Market Value per SqFt	\$88.00	\$88.00	
Distance from Condominium in miles		0.95	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03023-7501	3-03023-0013	
Condominium Section	1279-R1		
Address	63/69 STAGG STREET	58 TEN EYCK STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	14	
Year Built	2004	2002	
Gross SqFt	25,336	12,000	
Estimated Gross Income	\$524,455	\$249,600	
Gross Income per SqFt	\$20.70	\$20.80	
Full Market Value	\$2,340,001	\$1,120,000	
Market Value per SqFt	\$92.00	\$93.00	
Distance from Condominium in miles		0.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03040-7501	3-03113-0022	
Condominium Section	1721-R1		
Address	25 MESEROLE STREET	31 GRAHAM AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	40	
Year Built	2006	1973	
Gross SqFt	8,496	27,480	
Estimated Gross Income	\$175,867	\$540,088	
Gross Income per SqFt	\$20.70	\$19.65	
Full Market Value	\$786,003	\$2,410,000	
Market Value per SqFt	\$93.00	\$88.00	
Distance from Condominium in miles		0.50	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03063-7501	3-02785-0001	
Condominium Section	1505-R1		
Address	204 MONTROSE AVENUE	330 UNION AVENUE	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	15	60	
Year Built	1920	1991	
Gross SqFt	11,308	66,800	
Estimated Gross Income	\$173,012	\$2,787,564	
Gross Income per SqFt	\$15.30	\$41.70	
Full Market Value	\$704,002	\$14,000,000	
Market Value per SqFt	\$62.00	\$210.00	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03076-7501	3-02792-0002	
Condominium Section	695-R1		
Address	14 BOERUM STREET	442 LORIMER STREET	
Neighborhood	WILLIAMSBURG-EAST	WILLIAMSBURG-EAST	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	30	58	
Year Built	1900	1920	
Gross SqFt	56,091	48,000	
Estimated Gross Income	\$600,173	\$512,830	
Gross Income per SqFt	\$10.70	\$10.68	
Full Market Value	\$2,030,007	\$1,730,000	
Market Value per SqFt	\$36.20	\$36.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03238-7501	3-03303-0001	
Condominium Section	1486-R1		
Address	101 WYCKOFF AVENUE	415 BLEECKER STREET	
Neighborhood	WYCKOFF HEIGHTS	WYCKOFF HEIGHTS	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	29	150	
Year Built	0	1986	
Gross SqFt	34,292	107,000	
Estimated Gross Income	\$519,560	\$1,876,780	
Gross Income per SqFt	\$15.15	\$17.54	
Full Market Value	\$2,109,993	\$5,300,000	
Market Value per SqFt	\$62.00	\$49.50	
Distance from Condominium in miles		0.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03803-0011	
Condominium Section	464-R1		
Address	384 NEW JERSEY AVENUE	443 ALABAMA AVENUE	
Neighborhood	EAST NEW YORK	EAST NEW YORK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	84	
Year Built	1991	1971	
Gross SqFt	15,000	100,800	
Estimated Gross Income	\$132,000	\$886,635	
Gross Income per SqFt	\$8.80	\$8.80	
Full Market Value	\$435,000	\$2,500,000	
Market Value per SqFt	\$29.00	\$24.80	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-03755-7501	3-03724-0029	
Condominium Section	464-R2		
Address	384 NEW JERSEY AVENUE	2173 PITKIN AVENUE	
Neighborhood	EAST NEW YORK	EAST NEW YORK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	15	30	
Year Built	1991	1970	
Gross SqFt	3,750	35,180	
Estimated Gross Income	\$45,000	\$305,362	
Gross Income per SqFt	\$12.00	\$8.68	
Full Market Value	\$162,999	\$1,010,000	
Market Value per SqFt	\$43.50	\$28.70	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-02145-0018	
Condominium Section	468-R1		
Address	148 COZINE AVENUE	440 BERRY STREET	
Neighborhood	EAST NEW YORK	WILLIAMSBURG-SOUTH	
Building Classification	R2-WALK-UP	D9-ELEVATOR	
Total Units	56	66	
Year Built	1990	1995	
Gross SqFt	52,920	58,430	
Estimated Gross Income	\$493,392	\$2,208,654	
Gross Income per SqFt	\$9.32	\$37.80	
Full Market Value	\$1,609,978	\$11,100,000	
Market Value per SqFt	\$30.40	\$190.00	
Distance from Condominium in miles		5.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-02145-0018	
Condominium Section	468-R2		
Address	1065 VERMONT STREET	440 BERRY STREET	
Neighborhood	EAST NEW YORK	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	552	66	
Year Built	1990	1995	
Gross SqFt	445,921	58,430	
Estimated Gross Income	\$3,603,524	\$2,208,654	
Gross Income per SqFt	\$8.08	\$37.80	
Full Market Value	\$11,100,013	\$11,100,000	
Market Value per SqFt	\$24.89	\$190.00	
Distance from Condominium in miles		5.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04414-7501	3-02145-0018	
Condominium Section	468-R3		
Address	971 JEROME STREET	440 BERRY STREET	
Neighborhood	EAST NEW YORK	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	542	66	
Year Built	1990	1995	
Gross SqFt	425,720	58,430	
Estimated Gross Income	\$3,219,560	\$2,208,654	
Gross Income per SqFt	\$7.56	\$37.80	
Full Market Value	\$9,879,985	\$11,100,000	
Market Value per SqFt	\$23.21	\$190.00	
Distance from Condominium in miles		5.90	

	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	\$214,814	\$306,251	
Gross Income per SqFt	\$8.65	\$8.65	
Full Market Value	\$707,996	\$1,010,000	
Market Value per SqFt	\$28.50	\$28.50	
Distance from Condominium in miles		3.30	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-04868-7501	3-07052-0014	
Condominium Section	338-R1		
Address	260 LINDEN BOULEVARD	2914 WEST 28 STREET	
Neighborhood	FLATBUSH-EAST	CONEY ISLAND	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	58	178	
Year Built	0	1975	
Gross SqFt	68,514	149,954	
Estimated Gross Income	\$815,316	\$1,784,273	
Gross Income per SqFt	\$11.90	\$11.90	
Full Market Value	\$2,869,991	\$5,040,000	
Market Value per SqFt	\$41.90	\$33.60	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05054-7502	3-05074-0055	
Condominium Section	670-R1		
Address	161 WOODRUFF AVENUE	15 ARGYLE ROAD	
Neighborhood	FLATBUSH-CENTRAL	FLATBUSH-CENTRAL	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	31	32	
Year Built	1929	1915	
Gross SqFt	32,396	31,496	
Estimated Gross Income	\$379,033	\$368,343	
Gross Income per SqFt	\$11.70	\$11.69	
Full Market Value	\$1,340,000	\$1,130,000	
Market Value per SqFt	\$41.40	\$35.90	
Distance from Condominium in miles		0.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05083-7501	3-06683-0052	3-08470-1018
Condominium Section	1933-R1		
Address	2233 CATON AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	FLATBUSH-CENTRAL	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	R0-CONDOMINIUM	D1-ELEVATOR	D9-ELEVATOR
Total Units	15	35	98
Year Built	0	1931	2000
Gross SqFt	14,055	25,075	107,569
Estimated Gross Income	\$0	\$379,025	\$4,433,111
Gross Income per SqFt	\$0.00	\$15.12	\$41.20
Full Market Value	\$1,751,860	\$1,070,000	\$22,300,000
Market Value per SqFt	\$125.00	\$42.70	\$207.00
Distance from Condominium in miles		3.40	3.60

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$567,063	\$356,796	\$510,051
Gross Income per SqFt	\$19.47	\$18.02	\$20.38
Full Market Value	\$515,000	\$1,450,000	\$2,280,000
Market Value per SqFt	\$17.68	\$73.00	\$91.00
Distance from Condominium in miles		3.95	3.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05185-7501	3-05053-0006	3-05059-0056
Condominium Section	70-R1		
Address	2108 DORCHESTER 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	48	25	32
Year Built	1912	1931	1915
Gross SqFt	63,000	22,208	19,748
Estimated Gross Income	\$932,400	\$318,833	\$313,070
Gross Income per SqFt	\$14.80	\$14.36	\$15.85
Full Market Value	\$3,699,998	\$979,000	\$1,270,000
Market Value per SqFt	\$59.00	\$44.10	\$64.00
Distance from Condominium in miles		0.95	0.90

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05259-7501	3-06782-0026	
Condominium Section	1023-R1		
Address	101 PROSPECT PARK SOUTHW	2120 OCEAN AVENUE	
Neighborhood	WINDSOR TERRACE	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	15	20	
Year Built	0	2005	
Gross SqFt	11,425	26,750	
Estimated Gross Income	\$589,451	\$556,400	
Gross Income per SqFt	\$52.00	\$20.80	
Full Market Value	\$2,959,998	\$2,490,000	
Market Value per SqFt	\$259.00	\$93.00	
Distance from Condominium in miles		3.50	

## BOROUGH OF BROOKLYN - 2008/09 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	\$425,758	\$640,740	
Gross Income per SqFt	\$14.20	\$14.24	
Full Market Value	\$1,690,002	\$2,540,000	
Market Value per SqFt	\$56.00	\$56.00	
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	\$2,486,141	\$1,657,235	
Gross Income per SqFt	\$32.80	\$32.80	
Full Market Value	\$12,000,006	\$8,030,000	
Market Value per SqFt	\$158.00	\$159.00	
Distance from Condominium in miles		3.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05347-7501	3-01971-0055	
Condominium Section	45-R1		
Address	3801 15 AVENUE	377 QUINCY STREET	
Neighborhood	BOROUGH PARK	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	12	
Year Built	1983	2006	
Gross SqFt	33,224	12,228	
Estimated Gross Income	\$531,584	\$159,453	
Gross Income per SqFt	\$16.00	\$13.04	
Full Market Value	\$2,160,004	\$588,000	
Market Value per SqFt	\$65.00	\$48.10	
Distance from Condominium in miles		3.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05347-7501	3-01971-0055	
Condominium Section	45-R2		
Address	3802 15 AVENUE	377 QUINCY STREET	
Neighborhood	BOROUGH PARK	BEDFORD STUYVESANT	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	22	12	
Year Built	1983	2006	
Gross SqFt	33,224	12,228	
Estimated Gross Income	\$467,471	\$159,453	
Gross Income per SqFt	\$14.07	\$13.04	
Full Market Value	\$1,850,002	\$588,000	
Market Value per SqFt	\$56.00	\$48.10	
Distance from Condominium in miles		3.60	

	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	\$395,577	\$2,163,800	
Gross Income per SqFt	\$20.70	\$20.68	
Full Market Value	\$1,700,000	\$9,670,000	
Market Value per SqFt	\$89.00	\$92.00	
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	\$253,839	\$456,204	
Gross Income per SqFt	\$14.30	\$14.26	
Full Market Value	\$1,009,996	\$1,400,000	
Market Value per SqFt	\$57.00	\$43.80	
Distance from Condominium in miles		1.05	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05423-7501	3-06591-0007	
Condominium Section	1595-R1		
Address	702 OCEAN PARKWAY	1410 EAST 10 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	15	46	
Year Built	2004	1997	
Gross SqFt	16,424	29,430	
Estimated Gross Income	\$514,019	\$1,380,215	
Gross Income per SqFt	\$31.30	\$46.90	
Full Market Value	\$2,489,998	\$6,940,000	
Market Value per SqFt	\$152.00	\$236.00	
Distance from Condominium in miles		1.25	

	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	\$261,290	\$315,172	
Gross Income per SqFt	\$29.00	\$29.90	
Full Market Value	\$1,270,001	\$1,530,000	
Market Value per SqFt	\$141.00	\$145.00	
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	\$431,504	\$223,142	
Gross Income per SqFt	\$14.90	\$14.88	
Full Market Value	\$1,710,006	\$885,000	
Market Value per SqFt	\$59.00	\$59.00	
Distance from Condominium in miles		1.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$375,912	\$223,142	
Gross Income per SqFt	\$14.90	\$14.88	
Full Market Value	\$1,489,996	\$885,000	
Market Value per SqFt	\$59.00	\$59.00	
Distance from Condominium in miles		1.40	

	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	\$1,372,648	\$254,000	
Gross Income per SqFt	\$12.95	\$12.60	
Full Market Value	\$5,160,003	\$955,000	
Market Value per SqFt	\$48.70	\$47.40	
Distance from Condominium in miles		1.55	

	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	\$633,608	\$254,000	
Gross Income per SqFt	\$11.96	\$12.60	
Full Market Value	\$2,230,000	\$955,000	
Market Value per SqFt	\$42.10	\$47.40	
Distance from Condominium in miles		1.55	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,093,200	\$456,204	\$675,858
Gross Income per SqFt	\$18.22	\$14.26	\$15.09
Full Market Value	\$4,449,999	\$1,400,000	\$2,070,000
Market Value per SqFt	\$74.00	\$43.80	\$46.20
Distance from Condominium in miles		1.40	1.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05495-7501	3-05664-0065	
Condominium Section	904-R1		
Address	2131 57 STREET	1421 53 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	24	16	
Year Built	2001	1951	
Gross SqFt	9,185	13,800	
Estimated Gross Income	\$883,284	\$127,675	
Gross Income per SqFt	\$96.00	\$9.25	
Full Market Value	\$4,439,998	\$421,000	
Market Value per SqFt	\$483.00	\$30.50	
Distance from Condominium in miles		1.05	

	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	\$768,844	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$3,729,995	\$809,000	
Market Value per SqFt	\$133.00	\$133.00	
Distance from Condominium in miles		2.95	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05584-7501	3-00920-0011	
Condominium Section	276-R1		
Address	1012 39 STREET	814 40 STREET	
Neighborhood	BOROUGH PARK	BOROUGH PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	16	12	
Year Built	1989	2004	
Gross SqFt	10,556	10,516	
Estimated Gross Income	\$152,006	\$210,320	
Gross Income per SqFt	\$14.40	\$20.00	
Full Market Value	\$602,999	\$940,000	
Market Value per SqFt	\$57.00	\$89.00	
Distance from Condominium in miles		0.30	

	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	\$1,014,105	\$440,102	
Gross Income per SqFt	\$19.20	\$10.70	
Full Market Value	\$4,530,010	\$1,240,000	
Market Value per SqFt	\$86.00	\$30.10	
Distance from Condominium in miles		1.10	

	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	25,600	
Estimated Gross Income	\$549,120	\$398,000	
Gross Income per SqFt	\$15.60	\$15.55	
Full Market Value	\$2,230,000	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		0.80	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05634-7501	3-05351-0008	3-05602-0030
Condominium Section	12-R1		
Address	1225 49 STREET	58 CHURCH AVENUE	1017 44 STREET
Neighborhood	BOROUGH PARK	BOROUGH PARK	BOROUGH PARK
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	16	20	40
Year Built	1929	1930	1924
Gross SqFt	20,044	13,500	28,000
Estimated Gross Income	\$325,715	\$219,090	\$379,120
Gross Income per SqFt	\$16.25	\$16.23	\$13.54
Full Market Value	\$1,320,001	\$891,000	\$1,070,000
Market Value per SqFt	\$66.00	\$66.00	\$38.20
Distance from Condominium in miles		0.75	0.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05637-7501	3-01637-0001	
Condominium Section	1309-R1		
Address	863 50 STREET	854 GATES AVENUE	
Neighborhood	BOROUGH PARK	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	14	86	
Year Built	2004	1995	
Gross SqFt	11,478	24,528	
Estimated Gross Income	\$304,167	\$648,825	
Gross Income per SqFt	\$26.50	\$26.50	
Full Market Value	\$1,469,998	\$1,830,000	
Market Value per SqFt	\$128.00	\$75.00	
Distance from Condominium in miles		5.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05667-7501	3-01116-0063	
Condominium Section	432-R1		
Address	1077 54 STREET	577 PROSPECT AVENUE	
Neighborhood	BOROUGH PARK	WINDSOR TERRACE	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	14	13	
Year Built	1983	2001	
Gross SqFt	17,040	24,360	
Estimated Gross Income	\$252,192	\$359,318	
Gross Income per SqFt	\$14.80	\$14.75	
Full Market Value	\$1,000,001	\$1,420,000	
Market Value per SqFt	\$59.00	\$58.00	
Distance from Condominium in miles		1.90	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$229,670	\$210,320	
Gross Income per SqFt	\$23.85	\$20.00	
Full Market Value	\$1,030,000	\$940,000	
Market Value per SqFt	\$107.00	\$89.00	
Distance from Condominium in miles		0.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05703-7502	3-06115-0151	
Condominium Section	687-R1		
Address	5823 11 AVENUE	125 95 STREET	
Neighborhood	BOROUGH PARK	BAY RIDGE	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	14	
Year Built	0	2002	
Gross SqFt	29,346	16,500	
Estimated Gross Income	\$402,040	\$225,749	
Gross Income per SqFt	\$13.70	\$13.68	
Full Market Value	\$1,589,999	\$895,000	
Market Value per SqFt	\$54.00	\$54.00	
Distance from Condominium in miles		2.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05714-7501	3-01049-0060	3-01049-0061
Condominium Section	830-R1		
Address	880 60 STREET	317 16 STREET	315 16 STREET
Neighborhood	BOROUGH PARK	PARK SLOPE SOUTH	PARK SLOPE SOUTH
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D1-ELEVATOR
Total Units	12	20	20
Year Built	2000	2005	2005
Gross SqFt	9,999	9,625	9,625
Estimated Gross Income	\$249,975	\$202,125	\$202,125
Gross Income per SqFt	\$25.00	\$21.00	\$21.00
Full Market Value	\$1,120,002	\$903,000	\$903,000
Market Value per SqFt	\$112.00	\$94.00	\$94.00
Distance from Condominium in miles		2.35	2.35

## BOROUGH OF BROOKLYN - 2008/09 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	25,600	
Estimated Gross Income	\$319,195	\$398,000	
Gross Income per SqFt	\$15.40	\$15.55	
Full Market Value	\$1,300,010	\$1,620,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		1.45	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05818-7501	3-01637-0001	
Condominium Section	324-R1		
Address	420 64 STREET	854 GATES AVENUE	
Neighborhood	SUNSET PARK	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	76	86	
Year Built	1990	1995	
Gross SqFt	64,313	24,528	
Estimated Gross Income	\$1,681,784	\$648,825	
Gross Income per SqFt	\$26.10	\$26.50	
Full Market Value	\$8,149,994	\$1,830,000	
Market Value per SqFt	\$127.00	\$75.00	
Distance from Condominium in miles		5.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-05868-7502	3-06782-0026	
Condominium Section	954-R1		
Address	6911 SHORE ROAD	2120 OCEAN AVENUE	
Neighborhood	BAY RIDGE	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	17	20	
Year Built	2002	2005	
Gross SqFt	33,158	26,750	
Estimated Gross Income	\$693,002	\$556,400	
Gross Income per SqFt	\$20.90	\$20.80	
Full Market Value	\$3,100,000	\$2,490,000	
Market Value per SqFt	\$93.00	\$93.00	
Distance from Condominium in miles		4.70	

## BOROUGH OF BROOKLYN - 2008/09 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	\$139,084	\$221,851	
Gross Income per SqFt	\$8.31	\$8.31	
Full Market Value	\$458,000	\$731,000	
Market Value per SqFt	\$27.40	\$27.40	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06092-7501	3-01149-0006	
Condominium Section	231-R1		
Address	106 BATTERY AVENUE	677 CLASSON AVENUE	
Neighborhood	BAY RIDGE	CROWN HEIGHTS	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	11	16	
Year Built	1988	1990	
Gross SqFt	8,088	6,100	
Estimated Gross Income	\$221,611	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$1,069,997	\$809,000	
Market Value per SqFt	\$132.00	\$133.00	
Distance from Condominium in miles		5.40	

	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	\$303,592	\$225,749	
Gross Income per SqFt	\$13.70	\$13.68	
Full Market Value	\$1,199,998	\$895,000	
Market Value per SqFt	\$54.00	\$54.00	
Distance from Condominium in miles		0.65	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06099-7501	3-06782-0026	
Condominium Section	846-R1		
Address	52 92 STREET	2120 OCEAN AVENUE	
Neighborhood	BAY RIDGE	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	30	20	
Year Built	2001	2005	
Gross SqFt	34,103	26,750	
Estimated Gross Income	\$692,290	\$556,400	
Gross Income per SqFt	\$20.30	\$20.80	
Full Market Value	\$3,090,006	\$2,490,000	
Market Value per SqFt	\$91.00	\$93.00	
Distance from Condominium in miles		4.55	

	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	\$368,640	\$315,172	
Gross Income per SqFt	\$20.00	\$29.90	
Full Market Value	\$1,649,998	\$1,530,000	
Market Value per SqFt	\$90.00	\$145.00	
Distance from Condominium in miles		0.30	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06133-7501	3-00714-0044	
Condominium Section	1125-R1		
Address	9935 SHORE ROAD	4018 5 AVENUE	
Neighborhood	BAY RIDGE	SUNSET PARK	
Building Classification	R4-ELEVATOR	C7-WALK-UP	
Total Units	24	32	
Year Built	2004	1906	
Gross SqFt	30,793	25,600	
Estimated Gross Income	\$514,243	\$398,000	
Gross Income per SqFt	\$16.70	\$15.55	
Full Market Value	\$2,090,001	\$1,620,000	
Market Value per SqFt	\$68.00	\$63.00	
Distance from Condominium in miles		3.05	

## BOROUGH OF BROOKLYN - 2008/09 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	\$136,040	\$115,950	
Gross Income per SqFt	\$12.40	\$12.38	
Full Market Value	\$511,001	\$436,000	
Market Value per SqFt	\$46.60	\$46.50	
Distance from Condominium in miles		0.60	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06135-7501	3-08688-0079	
Condominium Section	118-R1		
Address	9921 4 AVENUE	3094 BRIGHTON 5 STREET	
Neighborhood	BAY RIDGE	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	52	43	
Year Built	1987	1929	
Gross SqFt	47,420	52,200	
Estimated Gross Income	\$663,880	\$388,920	
Gross Income per SqFt	\$14.00	\$7.45	
Full Market Value	\$2,629,984	\$1,190,000	
Market Value per SqFt	\$55.00	\$22.80	
Distance from Condominium in miles		4.45	

	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	\$710,856	\$979,216	
Gross Income per SqFt	\$10.97	\$10.91	
Full Market Value	\$2,509,984	\$3,310,000	
Market Value per SqFt	\$38.70	\$36.90	
Distance from Condominium in miles		0.60	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06253-7502	3-06241-0045	
Condominium Section	1215-R1		
Address	105 KINGS HIGHWAY	7620 BAY PARKWAY	
Neighborhood	BENSONHURST	BENSONHURST	
Building Classification	R4-ELEVATOR	D6-ELEVATOR	
Total Units	19	20	
Year Built	2003	2005	
Gross SqFt	35,700	34,500	
Estimated Gross Income	\$714,000	\$434,800	
Gross Income per SqFt	\$20.00	\$12.60	
Full Market Value	\$3,189,995	\$1,630,000	
Market Value per SqFt	\$89.00	\$47.20	
Distance from Condominium in miles		0.10	

	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	\$344,116	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$1,669,998	\$809,000	
Market Value per SqFt	\$133.00	\$133.00	
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	\$191,807	\$508,884	
Gross Income per SqFt	\$19.93	\$20.36	
Full Market Value	\$857,000	\$2,270,000	
Market Value per SqFt	\$89.00	\$91.00	
Distance from Condominium in miles		6.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06383-7502	3-03113-0022	
Condominium Section	1362-R1		
Address	8666 23 AVENUE	31 GRAHAM AVENUE	
Neighborhood	GRAVESEND	WILLIAMSBURG-EAST	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	20	40	
Year Built	1989	1973	
Gross SqFt	20,200	27,480	
Estimated Gross Income	\$397,940	\$540,088	
Gross Income per SqFt	\$19.70	\$19.65	
Full Market Value	\$1,780,004	\$2,410,000	
Market Value per SqFt	\$88.00	\$88.00	
Distance from Condominium in miles		7.50	

	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	\$203,914	\$3,261,178	
Gross Income per SqFt	\$14.10	\$14.13	
Full Market Value	\$808,001	\$9,210,000	
Market Value per SqFt	\$56.00	\$39.90	
Distance from Condominium in miles		2.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06411-7501	3-06446-0001	
Condominium Section	7-R1		
Address	153/-59 BAY 26 STREET	2137 CROPSEY AVENUE	
Neighborhood	BATH BEACH	BATH BEACH	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	28	41	
Year Built	1922	1921	
Gross SqFt	18,964	43,600	
Estimated Gross Income	\$210,500	\$384,400	
Gross Income per SqFt	\$11.10	\$8.82	
Full Market Value	\$742,000	\$1,270,000	
Market Value per SqFt	\$39.10	\$29.10	
Distance from Condominium in miles		0.15	

## BOROUGH OF BROOKLYN - 2008/09 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	25,600	
Estimated Gross Income	\$244,040	\$398,000	
Gross Income per SqFt	\$16.03	\$15.55	
Full Market Value	\$992,996	\$1,620,000	
Market Value per SqFt	\$65.00	\$63.00	
Distance from Condominium in miles		3.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06552-7501	3-00920-0011	
Condominium Section	1654-R1		
Address	2231 64 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	11,427	10,516	
Estimated Gross Income	\$250,822	\$210,320	
Gross Income per SqFt	\$21.95	\$20.00	
Full Market Value	\$1,120,000	\$940,000	
Market Value per SqFt	\$98.00	\$89.00	
Distance from Condominium in miles		2.40	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06555-7501	3-06782-0026	
Condominium Section	1672-R1		
Address	1380 DAHILL ROAD	2120 OCEAN AVENUE	
Neighborhood	BOROUGH PARK	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	14	20	
Year Built	2006	2005	
Gross SqFt	10,670	26,750	
Estimated Gross Income	\$231,539	\$556,400	
Gross Income per SqFt	\$21.70	\$20.80	
Full Market Value	\$1,030,000	\$2,490,000	
Market Value per SqFt	\$97.00	\$93.00	
Distance from Condominium in miles		1.20	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$239,121	\$206,510	
Gross Income per SqFt	\$18.04	\$10.70	
Full Market Value	\$972,999	\$698,000	
Market Value per SqFt	\$73.00	\$36.20	
Distance from Condominium in miles		0.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06579-7502	3-01148-0020	
Condominium Section	1916-R1		
Address	143 AVENUE O	802 BERGEN STREET	
Neighborhood	GRAVESEND	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	11	32	
Year Built	2005	2001	
Gross SqFt	25,487	28,912	
Estimated Gross Income	\$349,936	\$377,441	
Gross Income per SqFt	\$13.73	\$13.05	
Full Market Value	\$1,438,946	\$1,420,000	
Market Value per SqFt	\$56.00	\$49.10	
Distance from Condominium in miles		4.65	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06590-7501	3-05385-0022	
Condominium Section	219-R1		
Address	1489 EAST 8 STREET	570 EAST 2 STREET	
Neighborhood	OCEAN PARKWAY-NORTH	OCEAN PARKWAY-NORTH	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	16	16	
Year Built	1926	1916	
Gross SqFt	11,800	12,240	
Estimated Gross Income	\$118,000	\$119,982	
Gross Income per SqFt	\$10.00	\$9.80	
Full Market Value	\$398,999	\$396,000	
Market Value per SqFt	\$33.80	\$32.40	
Distance from Condominium in miles		1.75	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	25,600	
Estimated Gross Income	\$373,298	\$398,000	
Gross Income per SqFt	\$15.70	\$15.55	
Full Market Value	\$1,520,004	\$1,620,000	
Market Value per SqFt	\$64.00	\$63.00	
Distance from Condominium in miles		3.20	

	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	\$601,758	\$874,221	
Gross Income per SqFt	\$9.93	\$11.23	
Full Market Value	\$2,029,988	\$3,080,000	
Market Value per SqFt	\$33.50	\$39.60	
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	\$419,704	\$639,651	\$603,750
Gross Income per SqFt	\$22.60	\$22.56	\$25.00
Full Market Value	\$1,880,002	\$2,860,000	\$2,760,000
Market Value per SqFt	\$101.00	\$101.00	\$114.00
Distance from Condominium in miles		6.60	5.00

## BOROUGH OF BROOKLYN - 2008/09 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	\$210,330	\$191,000	
Gross Income per SqFt	\$18.25	\$18.18	
Full Market Value	\$855,000	\$777,000	
Market Value per SqFt	\$74.00	\$74.00	
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	\$1,035,239	\$1,445,516	
Gross Income per SqFt	\$19.10	\$19.12	
Full Market Value	\$4,209,998	\$4,080,000	
Market Value per SqFt	\$78.00	\$54.00	
Distance from Condominium in miles		1.25	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06654-7501	3-06911-0006	
Condominium Section	1497-R1		
Address	379 KINGS HIGHWAY	2629 CROPSEY AVENUE	
Neighborhood	GRAVESEND	GRAVESEND	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	31	106	
Year Built	2005	1987	
Gross SqFt	36,431	75,586	
Estimated Gross Income	\$695,832	\$1,445,516	
Gross Income per SqFt	\$19.10	\$19.12	
Full Market Value	\$2,829,982	\$4,080,000	
Market Value per SqFt	\$78.00	\$54.00	
Distance from Condominium in miles		1.25	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06699-7501	3-08723-0400	
Condominium Section	454-R1		
Address	860 EAST 16 STREET	1182 BRIGHTON BEACH AVENU	
Neighborhood	MIDWOOD	BRIGHTON BEACH	
Building Classification	R2-WALK-UP	D1-ELEVATOR	
Total Units	18	24	
Year Built	0	2005	
Gross SqFt	33,133	33,408	
Estimated Gross Income	\$394,940	\$616,044	
Gross Income per SqFt	\$11.92	\$18.44	
Full Market Value	\$1,639,993	\$2,510,000	
Market Value per SqFt	\$49.50	\$75.00	
Distance from Condominium in miles		3.70	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06761-7501	3-06683-0052	3-08470-1018
Condominium Section	1859-R1		
Address	1530 EAST 15 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	MIDWOOD	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	R2-WALK-UP	D1-ELEVATOR	D9-ELEVATOR
Total Units	12	35	98
Year Built	2005	1931	2000
Gross SqFt	16,000	25,075	107,569
Estimated Gross Income	\$283,516	\$379,025	\$4,433,111
Gross Income per SqFt	\$17.72	\$15.12	\$41.20
Full Market Value	\$1,290,004	\$1,070,000	\$22,300,000
Market Value per SqFt	\$81.00	\$42.70	\$207.00
Distance from Condominium in miles		0.60	2.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06766-7501	3-01637-0001	
Condominium Section	1232-R1		
Address	2072 OCEAN AVENUE	854 GATES AVENUE	
Neighborhood	MIDWOOD	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	13	86	
Year Built	2003	1995	
Gross SqFt	20,340	24,528	
Estimated Gross Income	\$539,010	\$648,825	
Gross Income per SqFt	\$26.50	\$26.50	
Full Market Value	\$2,609,996	\$1,830,000	
Market Value per SqFt	\$128.00	\$75.00	
Distance from Condominium in miles		5.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	R0-CONDOMINIUM	C7-WALK-UP	
Total Units	16	32	
Year Built	2007	1906	
Gross SqFt	24,696	25,600	
Estimated Gross Income	\$353,846	\$398,000	
Gross Income per SqFt	\$14.33	\$15.55	
Full Market Value	\$1,610,006	\$1,620,000	
Market Value per SqFt	\$65.00	\$63.00	
Distance from Condominium in miles		4.05	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06819-7501	3-01909-0011	
Condominium Section	1359-R1		
Address	1833 EAST 13 STREET	139 EMERSON PLACE	
Neighborhood	MADISON	CLINTON HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	50	
Year Built	2004	1946	
Gross SqFt	19,600	45,670	
Estimated Gross Income	\$343,000	\$800,018	
Gross Income per SqFt	\$17.50	\$17.52	
Full Market Value	\$1,400,000	\$3,250,000	
Market Value per SqFt	\$71.00	\$71.00	
Distance from Condominium in miles		6.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-06940-7501	3-05939-0020	
Condominium Section	13-R1		
Address	2121 SHORE PARKWAY SR NOR	238 BAY RIDGE PARKWAY	
Neighborhood	GRAVESEND	BAY RIDGE	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	110	80	
Year Built	1965	1917	
Gross SqFt	109,200	118,800	
Estimated Gross Income	\$1,039,584	\$765,716	
Gross Income per SqFt	\$9.52	\$6.45	
Full Market Value	\$3,429,984	\$2,350,000	
Market Value per SqFt	\$31.40	\$19.78	
Distance from Condominium in miles		3.85	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	25,600	
Estimated Gross Income	\$329,830	\$398,000	
Gross Income per SqFt	\$18.26	\$15.55	
Full Market Value	\$1,340,000	\$1,620,000	
Market Value per SqFt	\$74.00	\$63.00	
Distance from Condominium in miles		5.20	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07260-7502	3-08723-0400	
Condominium Section	1571-R1		
Address	2803 OCEAN PARKWAY	1182 BRIGHTON BEACH AVENU	
Neighborhood	BRIGHTON BEACH	BRIGHTON BEACH	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	34	24	
Year Built	2006	2005	
Gross SqFt	37,636	33,408	
Estimated Gross Income	\$1,193,061	\$616,044	
Gross Income per SqFt	\$31.70	\$18.44	
Full Market Value	\$5,780,000	\$2,510,000	
Market Value per SqFt	\$154.00	\$75.00	
Distance from Condominium in miles		0.75	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07325-7501	3-06825-0037	
Condominium Section	1495-R1		
Address	2511 OCEAN AVENUE	2350 OCEAN AVENUE	
Neighborhood	MADISON	MADISON	
Building Classification	R4-ELEVATOR	D3-ELEVATOR	
Total Units	25	110	
Year Built	2005	1974	
Gross SqFt	43,876	130,842	
Estimated Gross Income	\$680,078	\$2,026,099	
Gross Income per SqFt	\$15.50	\$15.49	
Full Market Value	\$2,770,000	\$8,240,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		0.35	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07353-7501	3-06683-0052	3-08470-1018
Condominium Section	1846-R1		
Address	2569 OCEAN AVENUE	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	27	35	98
Year Built	2007	1931	2000
Gross SqFt	65,764	25,075	107,569
Estimated Gross Income	\$1,150,870	\$379,025	\$4,433,111
Gross Income per SqFt	\$17.50	\$15.12	\$41.20
Full Market Value	\$4,679,993	\$1,070,000	\$22,300,000
Market Value per SqFt	\$71.00	\$42.70	\$207.00
Distance from Condominium in miles		0.80	1.95

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07404-7502	3-06591-0007	
Condominium Section	1749-R1		
Address	2736 OCEAN AVENUE	1410 EAST 10 STREET	
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	14	46	
Year Built	2005	1997	
Gross SqFt	21,306	29,430	
Estimated Gross Income	\$558,901	\$1,380,215	
Gross Income per SqFt	\$26.20	\$46.90	
Full Market Value	\$2,709,998	\$6,940,000	
Market Value per SqFt	\$127.00	\$236.00	
Distance from Condominium in miles		1.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07412-7501	3-06115-0151	
Condominium Section	284-R1		
Address	2475 EAST 11 STREET	125 95 STREET	
Neighborhood	SHEEPSHEAD BAY	BAY RIDGE	
Building Classification	R9-CONDOPS	C1-WALK-UP	
Total Units	62	14	
Year Built	1961	2002	
Gross SqFt	60,072	16,500	
Estimated Gross Income	\$571,885	\$225,749	
Gross Income per SqFt	\$9.52	\$13.68	
Full Market Value	\$1,880,000	\$895,000	
Market Value per SqFt	\$31.30	\$54.00	
Distance from Condominium in miles		4.50	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$188,940	\$157,970	
Gross Income per SqFt	\$13.40	\$13.39	
Full Market Value	\$709,996	\$594,000	
Market Value per SqFt	\$50.00	\$50.00	
Distance from Condominium in miles		0.35	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07437-7503	3-06683-0052	3-08470-1018
Condominium Section	1862-R1		
Address	2570 EAST 17 STREET	1965 EAST 7 STREET	5905 STRICKLAND AVENUE
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-SOUTH	MILL BASIN
Building Classification	R4-ELEVATOR	D1-ELEVATOR	D9-ELEVATOR
Total Units	16	35	98
Year Built	2005	1931	2000
Gross SqFt	38,257	25,075	107,569
Estimated Gross Income	\$0	\$379,025	\$4,433,111
Gross Income per SqFt	\$0.00	\$15.12	\$41.20
Full Market Value	\$3,361,408	\$1,070,000	\$22,300,000
Market Value per SqFt	\$88.00	\$42.70	\$207.00
Distance from Condominium in miles		1.20	2.40

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07440-7501	3-05424-0080	
Condominium Section	14-R2		
Address	2900 OCEAN AVENUE	229 PARKVILLE AVENUE	
Neighborhood	SHEEPSHEAD BAY	OCEAN PARKWAY-NORTH	
Building Classification	R4-ELEVATOR	D8-ELEVATOR	
Total Units	88	41	
Year Built	1957	2004	
Gross SqFt	75,324	43,018	
Estimated Gross Income	\$1,167,522	\$664,347	
Gross Income per SqFt	\$15.50	\$15.44	
Full Market Value	\$4,749,965	\$2,700,000	
Market Value per SqFt	\$63.00	\$63.00	
Distance from Condominium in miles		3.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07462-7501	3-06782-0026	
Condominium Section	1743-R1		
Address	2615 EAST 17 STREET	2120 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	29	20	
Year Built	2006	2005	
Gross SqFt	32,236	26,750	
Estimated Gross Income	\$692,967	\$556,400	
Gross Income per SqFt	\$21.50	\$20.80	
Full Market Value	\$3,099,997	\$2,490,000	
Market Value per SqFt	\$96.00	\$93.00	
Distance from Condominium in miles		1.50	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07465-7501	3-06782-0026	
Condominium Section	1442-R1		
Address	2012 JEROME AVENUE	2120 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	0	2005	
Gross SqFt	25,861	26,750	
Estimated Gross Income	\$553,425	\$556,400	
Gross Income per SqFt	\$21.40	\$20.80	
Full Market Value	\$2,469,998	\$2,490,000	
Market Value per SqFt	\$96.00	\$93.00	
Distance from Condominium in miles		1.55	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-07638-7503	3-02593-0022	
Condominium Section	1346-R1		
Address	1733 OCEAN AVENUE	114 CALYER STREET	
Neighborhood	MIDWOOD	GREENPOINT	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	15	11	
Year Built	2005	2005	
Gross SqFt	24,167	16,000	
Estimated Gross Income	\$490,590	\$230,080	
Gross Income per SqFt	\$20.30	\$14.38	
Full Market Value	\$2,189,995	\$912,000	
Market Value per SqFt	\$91.00	\$57.00	
Distance from Condominium in miles		7.40	

**BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME**

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
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	\$620,963	\$425,603	
Gross Income per SqFt	\$25.30	\$25.30	
Full Market Value	\$2,780,003	\$1,900,000	
Market Value per SqFt	\$113.00	\$113.00	
Distance from Condominium in miles		3.40	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
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	\$148,226	\$283,508	
Gross Income per SqFt	\$13.00	\$15.44	
Full Market Value	\$557,000	\$1,150,000	
Market Value per SqFt	\$48.90	\$63.00	
Distance from Condominium in miles		6.10	

	<b>CONDOMINIUM PROPERTY</b>	<b>COMPARABLE RENTAL 1</b>	<b>COMPARABLE RENTAL 2</b>
Boro-Block-Lot	3-08038-7502	3-00714-0044	
Condominium Section	1180-R1		
Address	1029 EAST 86 STREET	4018 5 AVENUE	
Neighborhood	CANARSIE	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	18	32	
Year Built	0	1906	
Gross SqFt	28,308	25,600	
Estimated Gross Income	\$746,076	\$398,000	
Gross Income per SqFt	\$26.40	\$15.55	
Full Market Value	\$3,609,996	\$1,620,000	
Market Value per SqFt	\$128.00	\$63.00	
Distance from Condominium in miles		5.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08237-7501	3-08174-0001	
Condominium Section	144-R1		
Address	1364 EAST 92 STREET	10602 GLENWOOD ROAD	
Neighborhood	CANARSIE	CANARSIE	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	36	424	
Year Built	1900	1951	
Gross SqFt	24,880	344,456	
Estimated Gross Income	\$258,752	\$4,165,551	
Gross Income per SqFt	\$10.40	\$12.09	
Full Market Value	\$874,002	\$14,700,000	
Market Value per SqFt	\$35.10	\$42.70	
Distance from Condominium in miles		0.95	

	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	\$348,229	
Gross Income per SqFt	\$9.55	\$9.55	
Full Market Value	\$510,001	\$1,180,000	
Market Value per SqFt	\$32.30	\$32.30	
Distance from Condominium in miles		1.15	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08374-7505	3-01925-0007	
Condominium Section	1775-R1		
Address	1930 BERGEN AVENUE	213 TAAFFE PLACE	
Neighborhood	BERGEN BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	208	90	
Year Built	2005	1935	
Gross SqFt	247,998	108,000	
Estimated Gross Income	\$5,274,066	\$1,812,951	
Gross Income per SqFt	\$21.27	\$16.79	
Full Market Value	\$23,600,026	\$7,370,000	
Market Value per SqFt	\$95.00	\$68.00	
Distance from Condominium in miles		5.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$471,800	\$166,917	
Gross Income per SqFt	\$27.40	\$27.40	
Full Market Value	\$2,290,000	\$809,000	
Market Value per SqFt	\$133.00	\$133.00	
Distance from Condominium in miles		5.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08664-7501	3-06782-0026	
Condominium Section	920-R1		
Address	2943 BRIGHTON 4 STREET	2120 OCEAN AVENUE	
Neighborhood	BRIGHTON BEACH	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	19	20	
Year Built	2001	2005	
Gross SqFt	18,163	26,750	
Estimated Gross Income	\$454,075	\$556,400	
Gross Income per SqFt	\$25.00	\$20.80	
Full Market Value	\$2,030,008	\$2,490,000	
Market Value per SqFt	\$112.00	\$93.00	
Distance from Condominium in miles		2.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08678-7501	3-00177-0034	
Condominium Section	1581-R1		
Address	728 OCEAN VIEW AVENUE	397 ATLANTIC AVENUE	
Neighborhood	BRIGHTON BEACH	BOERUM HILL	
Building Classification	R2-WALK-UP	C1-WALK-UP	
Total Units	12	13	
Year Built	2004	2004	
Gross SqFt	16,777	14,800	
Estimated Gross Income	\$377,482	\$333,422	
Gross Income per SqFt	\$22.50	\$22.53	
Full Market Value	\$1,690,000	\$1,490,000	
Market Value per SqFt	\$101.00	\$101.00	
Distance from Condominium in miles		7.60	

## BOROUGH OF BROOKLYN - 2008/09 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	\$2,166,604	\$275,440	
Gross Income per SqFt	\$17.89	\$8.00	
Full Market Value	\$8,810,012	\$778,000	
Market Value per SqFt	\$73.00	\$22.60	
Distance from Condominium in miles		6.70	

	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	\$461,751	\$388,920	
Gross Income per SqFt	\$7.45	\$7.45	
Full Market Value	\$1,420,000	\$1,190,000	
Market Value per SqFt	\$22.91	\$22.80	
Distance from Condominium in miles		0.40	

	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	\$2,883,516	\$2,208,654	
Gross Income per SqFt	\$38.80	\$37.80	
Full Market Value	\$13,099,989	\$11,100,000	
Market Value per SqFt	\$176.00	\$190.00	
Distance from Condominium in miles		9.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	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	\$1,656,484	\$1,561,361	\$2,208,654
Gross Income per SqFt	\$25.00	\$21.85	\$37.80
Full Market Value	\$7,400,001	\$6,980,000	\$11,100,000
Market Value per SqFt	\$112.00	\$98.00	\$190.00
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	\$1,936,044	\$1,561,361	\$2,208,654
Gross Income per SqFt	\$26.90	\$21.85	\$37.80
Full Market Value	\$8,809,999	\$6,980,000	\$11,100,000
Market Value per SqFt	\$122.00	\$98.00	\$190.00
Distance from Condominium in miles		7.50	9.10

	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	\$2,927,252	\$2,208,654	
Gross Income per SqFt	\$19.71	\$37.80	
Full Market Value	\$13,100,000	\$11,100,000	
Market Value per SqFt	\$88.00	\$190.00	
Distance from Condominium in miles		9.10	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7504	3-01925-0007	
Condominium Section	961-R1		
Address	40 OCEANA DRIVE	213 TAAFFE PLACE	
Neighborhood	BRIGHTON BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	75	90	
Year Built	2001	1935	
Gross SqFt	146,439	108,000	
Estimated Gross Income	\$1,966,154	\$1,812,951	
Gross Income per SqFt	\$13.43	\$16.79	
Full Market Value	\$7,389,998	\$7,370,000	
Market Value per SqFt	\$50.00	\$68.00	
Distance from Condominium in miles		7.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7505	3-02145-0018	
Condominium Section	1016-R1		
Address	75 OCEANA DRIVE EAST	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	70	66	
Year Built	2002	1995	
Gross SqFt	83,058	58,430	
Estimated Gross Income	\$1,528,267	\$2,208,654	
Gross Income per SqFt	\$18.40	\$37.80	
Full Market Value	\$6,219,991	\$11,100,000	
Market Value per SqFt	\$75.00	\$190.00	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7506	3-01381-0062	
Condominium Section	1057-R1		
Address	70 OCEANA DRIVE WEST	1615 ST JOHN'S PLACE	
Neighborhood	BRIGHTON BEACH	CROWN HEIGHTS	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	48	40	
Year Built	0	2002	
Gross SqFt	65,182	44,650	
Estimated Gross Income	\$1,355,785	\$1,018,020	
Gross Income per SqFt	\$20.80	\$22.80	
Full Market Value	\$6,059,997	\$2,870,000	
Market Value per SqFt	\$93.00	\$64.00	
Distance from Condominium in miles		6.70	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7507	3-02145-0018	
Condominium Section	1082-R1		
Address	45 OCEANA DRIVE	440 BERRY STREET	
Neighborhood	BRIGHTON BEACH	WILLIAMSBURG-SOUTH	
Building Classification	R4-ELEVATOR	D9-ELEVATOR	
Total Units	71	66	
Year Built	0	1995	
Gross SqFt	96,838	58,430	
Estimated Gross Income	\$2,045,607	\$2,208,654	
Gross Income per SqFt	\$21.12	\$37.80	
Full Market Value	\$9,139,998	\$11,100,000	
Market Value per SqFt	\$94.00	\$190.00	
Distance from Condominium in miles		9.10	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08720-7514	3-01925-0007	
Condominium Section	1249-R1		
Address	65 OCEANA DRIVE EAST	213 TAAFFE PLACE	
Neighborhood	BRIGHTON BEACH	BEDFORD STUYVESANT	
Building Classification	R4-ELEVATOR	D1-ELEVATOR	
Total Units	63	90	
Year Built	0	1935	
Gross SqFt	106,063	108,000	
Estimated Gross Income	\$2,142,472	\$1,812,951	
Gross Income per SqFt	\$20.20	\$16.79	
Full Market Value	\$9,570,003	\$7,370,000	
Market Value per SqFt	\$90.00	\$68.00	
Distance from Condominium in miles		7.90	

	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	\$1,081,390	\$794,290	
Gross Income per SqFt	\$8.10	\$8.94	
Full Market Value	\$3,320,000	\$2,620,000	
Market Value per SqFt	\$24.87	\$29.50	
Distance from Condominium in miles		4.60	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08771-7501	3-07352-0025	
Condominium Section	1537-R1		
Address	3368 SHORE PARKWAY SR SOU	2590 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	12	15	
Year Built	2004	2005	
Gross SqFt	11,523	30,101	
Estimated Gross Income	\$245,439	\$324,625	
Gross Income per SqFt	\$21.30	\$10.78	
Full Market Value	\$1,100,000	\$1,100,000	
Market Value per SqFt	\$95.00	\$36.50	
Distance from Condominium in miles		1.00	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08782-7502	3-07372-0037	3-08723-0400
Condominium Section	1443-R1		
Address	3567 SHORE PARKWAY SR NOR	2276 HOMECREST AVENUE	1182 BRIGHTON BEACH AVENUE
Neighborhood	SHEEPSHEAD BAY	SHEEPSHEAD BAY	BRIGHTON BEACH
Building Classification	R4-ELEVATOR	C1-WALK-UP	D1-ELEVATOR
Total Units	17	16	24
Year Built	2005	1947	2005
Gross SqFt	35,435	11,800	33,408
Estimated Gross Income	\$474,829	\$157,970	\$616,044
Gross Income per SqFt	\$13.40	\$13.39	\$18.44
Full Market Value	\$1,669,999	\$594,000	\$2,510,000
Market Value per SqFt	\$47.10	\$50.00	\$75.00
Distance from Condominium in miles		1.00	0.85

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08783-7502	3-06782-0026	
Condominium Section	1131-R1		
Address	2806 EAST 23 STREET	2120 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	12	20	
Year Built	2001	2005	
Gross SqFt	18,590	26,750	
Estimated Gross Income	\$371,800	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$1,660,006	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		1.85	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08792-7502	3-00714-0044	
Condominium Section	1225-R1		
Address	2800 EAST 29 STREET	4018 5 AVENUE	
Neighborhood	SHEEPSHEAD BAY	SUNSET PARK	
Building Classification	R2-WALK-UP	C7-WALK-UP	
Total Units	18	32	
Year Built	2004	1906	
Gross SqFt	37,350	25,600	
Estimated Gross Income	\$1,024,510	\$398,000	
Gross Income per SqFt	\$27.40	\$15.55	
Full Market Value	\$4,598,007	\$1,620,000	
Market Value per SqFt	\$123.00	\$63.00	
Distance from Condominium in miles		5.70	

	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	\$275,593	\$172,693	\$152,061
Gross Income per SqFt	\$16.60	\$16.63	\$16.90
Full Market Value	\$1,119,995	\$702,000	\$618,000
Market Value per SqFt	\$67.00	\$68.00	\$69.00
Distance from Condominium in miles		0.20	1.00

	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	\$594,638	\$648,825	
Gross Income per SqFt	\$30.20	\$26.50	
Full Market Value	\$2,879,999	\$1,830,000	
Market Value per SqFt	\$146.00	\$75.00	
Distance from Condominium in miles		7.40	

## BOROUGH OF BROOKLYN - 2008/09 CONDOMINIUMS COMPARABLE RENTAL INCOME

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08810-7505	3-06107-0033	3-07124-0044
Condominium Section	1837-R1		
Address	2784 EAST 12 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	14	12	11
Year Built	2006	2003	2005
Gross SqFt	11,844	10,555	14,500
Estimated Gross Income	\$272,412	\$315,172	\$319,000
Gross Income per SqFt	\$23.00	\$29.90	\$22.00
Full Market Value	\$1,219,998	\$1,530,000	\$1,430,000
Market Value per SqFt	\$103.00	\$145.00	\$99.00
Distance from Condominium in miles		4.55	1.20

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08811-7501	3-06782-0026	
Condominium Section	1071-R1		
Address	3392 GUIDER AVENUE	2120 OCEAN AVENUE	
Neighborhood	SHEEPSHEAD BAY	MADISON	
Building Classification	R4-ELEVATOR	C1-WALK-UP	
Total Units	15	20	
Year Built	2003	2005	
Gross SqFt	24,371	26,750	
Estimated Gross Income	\$487,420	\$556,400	
Gross Income per SqFt	\$20.00	\$20.80	
Full Market Value	\$2,180,001	\$2,490,000	
Market Value per SqFt	\$89.00	\$93.00	
Distance from Condominium in miles		1.90	

	CONDOMINIUM PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	3-08812-7501	3-00051-0012	
Condominium Section	1562-R1		
Address	2801 EAST 11 STREET	65 WASHINGTON STREET	
Neighborhood	SHEEPSHEAD BAY	DOWNTOWN-FULTON FERRY	
Building Classification	R4-ELEVATOR	D7-ELEVATOR	
Total Units	21	59	
Year Built	2005	2000	
Gross SqFt	21,660	50,457	
Estimated Gross Income	\$710,448	\$1,657,235	
Gross Income per SqFt	\$32.80	\$32.80	
Full Market Value	\$3,440,004	\$8,030,000	
Market Value per SqFt	\$159.00	\$159.00	
Distance from Condominium in miles		8.40	