

BOROUGH OF STATEN ISLAND - 2010/11 COOPERATIVES COMPARABLE RENTAL INCOME

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00001-0216	5-00051-0001	5-03157-0001
Address	10 BAY STREET LANDING	163 JERSEY STREET	1950 CLOVE ROAD
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON	GRASMERE
Building Classification	D0-ELEVATOR	D3-ELEVATOR	D1-ELEVATOR
Total Units	128	131	177
Year Built	1984	1963	1973
Gross SqFt	171,935	174,895	180,495
Estimated Gross Income	\$1,951,743	\$2,840,710	\$1,890,996
Gross Income per SqFt	\$11.35	\$16.24	\$10.48
Full Market Value	\$5,060,000	\$6,020,000	\$4,010,000
Market Value per SqFt	\$29.40	\$34.00	\$22.22
Distance from Cooperative in miles		0.85	2.55

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00001-0250	5-00014-0001	5-01015-0001
Address	44 BAY STREET LANDING	167 CARROLL PLACE	137 HEBERTON AVENUE
Neighborhood	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON	PORT RICHMOND
Building Classification	D4-ELEVATOR	C1-WALK-UP	C1-WALK-UP
Total Units	17	14	28
Year Built	1985	1920	1933
Gross SqFt	25,171	13,644	20,800
Estimated Gross Income	\$285,731	\$162,383	\$314,136
Gross Income per SqFt	\$11.35	\$11.90	\$15.10
Full Market Value	\$741,000	\$456,000	\$1,060,000
Market Value per SqFt	\$29.40	\$33.00	\$51.00
Distance from Cooperative in miles		0.75	3.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00003-0001	5-00013-0008	5-00008-0046
Address	350 RICHMOND TERRACE	165 ST MARK'S PLACE	100 STUYVESANT PLACE
Neighborhood	NEW BRIGHTON	NEW BRIGHTON-ST. GEORGE	NEW BRIGHTON-ST. GEORGE
Building Classification	D4-ELEVATOR	D3-ELEVATOR	D7-ELEVATOR
Total Units	140	454	119
Year Built	1960	1976	1924
Gross SqFt	145,446	524,513	121,000
Estimated Gross Income	\$1,563,096	\$4,290,687	\$1,146,900
Gross Income per SqFt	\$10.75	\$8.18	\$9.48
Full Market Value	\$4,050,000	\$9,100,000	\$2,730,000
Market Value per SqFt	\$27.80	\$17.00	\$22.56
Distance from Cooperative in miles		0.35	0.55

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0525	5-00115-0090	5-00140-0051
Address	515 CASTLETON AVENUE	395 VICTORY BOULEVARD	330 BARD AVENUE
Neighborhood	WEST NEW BRIGHTON	TOMPKINSVILLE	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	16	17	13
Year Built	1950	1931	1942
Gross SqFt	13,114	17,320	10,086
Estimated Gross Income	\$113,174	\$142,552	\$96,245
Gross Income per SqFt	\$8.63	\$8.23	\$9.54
Full Market Value	\$240,000	\$302,000	\$229,000
Market Value per SqFt	\$18.30	\$17.00	\$22.70
Distance from Cooperative in miles		0.70	0.35

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0537	5-00225-0007	5-00356-0172
Address	545 CASTLETON AVENUE	290 MYRTLE AVENUE	575 JEWETT AVENUE
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	CASTLETON CORNERS
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	24	20
Year Built	1950	1973	1969
Gross SqFt	17,418	19,140	19,020
Estimated Gross Income	\$217,899	\$243,231	\$248,132
Gross Income per SqFt	\$12.51	\$12.71	\$13.05
Full Market Value	\$612,000	\$757,000	\$773,000
Market Value per SqFt	\$35.10	\$40.00	\$40.60
Distance from Cooperative in miles		1.10	1.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00101-0554	5-00115-0090	5-00140-0051
Address	581 CASTLETON AVENUE	395 VICTORY BOULEVARD	330 BARD AVENUE
Neighborhood	WEST NEW BRIGHTON	TOMPKINSVILLE	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C1-WALK-UP	C9-WALK-UP
Total Units	12	17	13
Year Built	1950	1931	1942
Gross SqFt	10,856	17,320	10,086
Estimated Gross Income	\$100,527	\$142,552	\$96,245
Gross Income per SqFt	\$9.26	\$8.23	\$9.54
Full Market Value	\$213,000	\$302,000	\$229,000
Market Value per SqFt	\$19.62	\$17.00	\$22.70
Distance from Cooperative in miles		0.70	0.35

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00130-0049	5-00091-0017	5-00236-0027
Address	245 FOREST AVENUE	177 CLINTON AVENUE	832 POST AVENUE
Neighborhood	WEST NEW BRIGHTON	WEST NEW BRIGHTON	WEST NEW BRIGHTON
Building Classification	C6-WALK-UP	C9-WALK-UP	C1-WALK-UP
Total Units	13	20	12
Year Built	1968	1941	1931
Gross SqFt	9,810	15,888	8,720
Estimated Gross Income	\$148,720	\$245,856	\$137,411
Gross Income per SqFt	\$15.16	\$15.47	\$15.76
Full Market Value	\$503,000	\$831,000	\$465,000
Market Value per SqFt	\$51.00	\$52.00	\$53.00
Distance from Cooperative in miles		0.50	1.60

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00131-0056	5-00457-0024	5-01501-0001
Address	255 FOREST AVENUE	47 WATCHOGUE ROAD	446 WATCHOGUE ROAD
Neighborhood	WEST NEW BRIGHTON	WESTERLEIGH	WESTERLEIGH
Building Classification	C6-WALK-UP	C1-WALK-UP	C1-WALK-UP
Total Units	13	12	12
Year Built	1968	1980	1967
Gross SqFt	9,810	9,960	9,928
Estimated Gross Income	\$119,976	\$122,719	\$120,232
Gross Income per SqFt	\$12.23	\$12.32	\$12.11
Full Market Value	\$337,000	\$345,000	\$338,000
Market Value per SqFt	\$34.40	\$35.00	\$34.00
Distance from Cooperative in miles		2.20	2.80

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00138-0119	5-00519-0007	5-02148-0018
Address	154 BARD AVENUE	454 VAN DUZER STREET	3220 VICTORY BOULEVARD
Neighborhood	LIVINGSTON	STAPLETON	BULLS HEAD
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	52	52
Year Built	1947	1966	1971
Gross SqFt	36,600	39,490	34,422
Estimated Gross Income	\$478,362	\$598,820	\$404,717
Gross Income per SqFt	\$13.07	\$15.16	\$11.76
Full Market Value	\$1,850,000	\$2,020,000	\$1,140,000
Market Value per SqFt	\$51.00	\$51.00	\$33.10
Distance from Cooperative in miles		1.65	3.95

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00327-0015	5-02877-0025	
Address	1000 CLOVE ROAD	55 BOWEN STREET	
Neighborhood	CLOVE LAKES	CONCORD-FOX HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	143	156	
Year Built	1966	1973	
Gross SqFt	127,800	154,860	
Estimated Gross Income	\$1,395,148	\$2,387,297	
Gross Income per SqFt	\$10.92	\$15.42	
Full Market Value	\$3,620,000	\$5,060,000	
Market Value per SqFt	\$28.30	\$33.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00327-0060	5-02877-0025	
Address	1100 CLOVE ROAD	55 BOWEN STREET	
Neighborhood	CLOVE LAKES	CONCORD-FOX HILLS	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	143	156	
Year Built	1967	1973	
Gross SqFt	127,800	154,860	
Estimated Gross Income	\$1,395,148	\$2,387,297	
Gross Income per SqFt	\$10.92	\$15.42	
Full Market Value	\$3,620,000	\$5,060,000	
Market Value per SqFt	\$28.30	\$33.00	
Distance from Cooperative in miles		1.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00593-0680	5-00557-0004	5-00736-0017
Address	151 ARLO ROAD	51 COURSEN PLACE	17 SHERADEN AVENUE
Neighborhood	GRYMES HILL	STAPLETON	WILLOWBROOK
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	24	30	30
Year Built	1951	1971	1970
Gross SqFt	28,600	19,386	20,460
Estimated Gross Income	\$358,644	\$245,257	\$269,651
Gross Income per SqFt	\$12.54	\$12.65	\$13.18
Full Market Value	\$1,010,000	\$636,000	\$840,000
Market Value per SqFt	\$35.30	\$33.00	\$41.10
Distance from Cooperative in miles		0.80	2.40

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-00597-0120	5-00593-0590	5-01392-0002
Address	556 HOWARD AVENUE	22 ARLO ROAD	2701 GOETHALS ROAD NORTH
Neighborhood	GRYMES HILL	GRYMES HILL	PORT IVORY
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	128	165	111
Year Built	1951	1951	1984
Gross SqFt	121,750	126,836	57,940
Estimated Gross Income	\$1,475,610	\$2,108,603	\$727,481
Gross Income per SqFt	\$12.12	\$16.62	\$12.56
Full Market Value	\$4,150,000	\$7,130,000	\$2,040,000
Market Value per SqFt	\$34.10	\$56.00	\$35.20
Distance from Cooperative in miles		0.30	4.70

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02833-0031	5-03157-0001	
Address	20 CLIFF STREET	1950 CLOVE ROAD	
Neighborhood	ARROCHAR-SHORE ACRES	GRASMERE	
Building Classification	D4-ELEVATOR	D1-ELEVATOR	
Total Units	122	177	
Year Built	1964	1973	
Gross SqFt	146,640	180,495	
Estimated Gross Income	\$1,429,693	\$1,890,996	
Gross Income per SqFt	\$9.75	\$10.48	
Full Market Value	\$3,400,000	\$4,010,000	
Market Value per SqFt	\$23.19	\$22.00	
Distance from Cooperative in miles		1.55	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0432	5-05598-0029	5-07868-0002
Address	361 SKYLINE DRIVE	37 PETRUS AVENUE	7352 AMBOY ROAD
Neighborhood	CONCORD-FOX HILLS	ELTINGVILLE	TOTTENVILLE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	27	13
Year Built	1999	1991	1995
Gross SqFt	21,780	23,645	11,400
Estimated Gross Income	\$239,144	\$205,136	\$148,454
Gross Income per SqFt	\$10.98	\$8.68	\$13.02
Full Market Value	\$507,000	\$435,000	\$462,000
Market Value per SqFt	\$23.28	\$18.00	\$40.50
Distance from Cooperative in miles		6.50	11.10

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0450	5-05598-0029	5-07868-0002
Address	295 SKYLINE DRIVE	37 PETRUS AVENUE	7352 AMBOY ROAD
Neighborhood	CONCORD-FOX HILLS	ELTINGVILLE	TOTTENVILLE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	11	27	13
Year Built	2000	1991	1995
Gross SqFt	21,865	23,645	11,400
Estimated Gross Income	\$240,078	\$205,136	\$148,454
Gross Income per SqFt	\$10.98	\$8.68	\$13.02
Full Market Value	\$509,000	\$435,000	\$462,000
Market Value per SqFt	\$23.28	\$18.00	\$40.50
Distance from Cooperative in miles		6.50	11.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02925-0479	5-05598-0029	5-07868-0002
Address	46 CIRCLE LOOP	37 PETRUS AVENUE	7352 AMBOY ROAD
Neighborhood	CONCORD-FOX HILLS	ELTINGVILLE	TOTTENVILLE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	19	27	13
Year Built	2000	1991	1995
Gross SqFt	37,220	23,645	11,400
Estimated Gross Income	\$408,676	\$205,136	\$148,454
Gross Income per SqFt	\$10.98	\$8.68	\$13.02
Full Market Value	\$866,000	\$435,000	\$462,000
Market Value per SqFt	\$23.27	\$18.00	\$40.50
Distance from Cooperative in miles		6.50	11.10

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-02986-0012	5-03157-0001	
Address	390 MARYLAND AVENUE	1950 CLOVE ROAD	
Neighborhood	ROSEBANK	GRASMERE	
Building Classification	C6-WALK-UP	D1-ELEVATOR	
Total Units	178	177	
Year Built	1974	1973	
Gross SqFt	155,396	180,495	
Estimated Gross Income	\$1,269,418	\$1,890,996	
Gross Income per SqFt	\$8.17	\$10.48	
Full Market Value	\$2,690,000	\$4,010,000	
Market Value per SqFt	\$17.31	\$22.00	
Distance from Cooperative in miles		0.75	

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03191-0061	5-03168-0161	
Address	1160 RICHMOND ROAD	1000 TARGEE STREET	
Neighborhood	DONGAN HILLS	GRASMERE	
Building Classification	D4-ELEVATOR	D5-ELEVATOR	
Total Units	71	98	
Year Built	1969	1972	
Gross SqFt	63,600	74,260	
Estimated Gross Income	\$694,299	\$1,011,411	
Gross Income per SqFt	\$10.92	\$13.62	
Full Market Value	\$1,800,000	\$3,150,000	
Market Value per SqFt	\$28.30	\$42.00	
Distance from Cooperative in miles		0.40	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03546-0001	5-03168-0161	
Address	45 VERA STREET	1000 TARGEE STREET	
Neighborhood	GRANT CITY	GRASMERE	
Building Classification	C6-WALK-UP	D5-ELEVATOR	
Total Units	118	98	
Year Built	1969	1972	
Gross SqFt	58,350	74,260	
Estimated Gross Income	\$506,991	\$1,011,411	
Gross Income per SqFt	\$8.69	\$13.62	
Full Market Value	\$1,070,000	\$3,150,000	
Market Value per SqFt	\$18.34	\$42.00	
Distance from Cooperative in miles		1.30	

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-03546-0031	5-03594-0001	5-04243-0027
Address	35 VERA STREET	2162 RICHMOND ROAD	280 BEACH AVENUE
Neighborhood	GRANT CITY	GRANT CITY	NEW DORP
Building Classification	C6-WALK-UP	C7-WALK-UP	C1-WALK-UP
Total Units	20	13	12
Year Built	1969	1939	1936
Gross SqFt	10,000	10,200	10,800
Estimated Gross Income	\$86,888	\$138,793	\$141,273
Gross Income per SqFt	\$8.69	\$13.61	\$13.08
Full Market Value	\$184,000	\$432,000	\$440,000
Market Value per SqFt	\$18.40	\$42.00	\$40.70
Distance from Cooperative in miles		0.85	1.45

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	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-04640-0022	5-05015-0016	5-05016-0005
Address	3745 AMBOY ROAD	7 BENTON COURT	25 BAY TERRACE
Neighborhood	GREAT KILLS	GREAT KILLS-BAY TERRACE	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	36	43	65
Year Built	1974	1971	1976
Gross SqFt	26,490	25,420	43,018
Estimated Gross Income	\$463,703	\$261,318	\$704,877
Gross Income per SqFt	\$17.50	\$10.28	\$16.39
Full Market Value	\$1,730,000	\$677,000	\$2,380,000
Market Value per SqFt	\$65.00	\$27.00	\$55.00
Distance from Cooperative in miles		0.60	0.50

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-05090-0035	5-05460-0001	5-05015-0016
Address	3482 AMBOY ROAD	4163 AMBOY ROAD	7 BENTON COURT
Neighborhood	GREAT KILLS-BAY TERRACE	GREAT KILLS	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	108	24	43
Year Built	1977	1973	1971
Gross SqFt	67,000	19,200	25,420
Estimated Gross Income	\$848,890	\$265,658	\$261,318
Gross Income per SqFt	\$12.67	\$13.84	\$10.28
Full Market Value	\$2,640,000	\$827,000	\$677,000
Market Value per SqFt	\$39.40	\$43.00	\$26.60
Distance from Cooperative in miles		1.10	0.25

	COOPERATIVE PROPERTY	COMPARABLE RENTAL 1	COMPARABLE RENTAL 2
Boro-Block-Lot	5-05229-0007	5-05015-0016	5-05016-0005
Address	475 ARMSTRONG AVENUE	7 BENTON COURT	25 BAY TERRACE
Neighborhood	GREAT KILLS	GREAT KILLS-BAY TERRACE	GREAT KILLS-BAY TERRACE
Building Classification	C6-WALK-UP	C9-WALK-UP	C9-WALK-UP
Total Units	60	43	65
Year Built	1974	1971	1976
Gross SqFt	38,647	25,420	43,018
Estimated Gross Income	\$614,188	\$261,318	\$704,877
Gross Income per SqFt	\$15.89	\$10.28	\$16.39
Full Market Value	\$2,080,000	\$677,000	\$2,380,000
Market Value per SqFt	\$54.00	\$27.00	\$55.00
Distance from Cooperative in miles		1.45	1.40