

# Nassau County Comparable Sales Report

| Sales Comparison        |                                              |                                        |           |         |                                           |           |         |                                         |           |         |
|-------------------------|----------------------------------------------|----------------------------------------|-----------|---------|-------------------------------------------|-----------|---------|-----------------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics                      | Comparable No. 1                       |           |         | Comparable No. 2                          |           |         | Comparable No. 3                        |           |         |
| Parcel ID #             | 49078 00190                                  | 49060 00870                            |           |         | 49001 00180                               |           |         | 49068 00190                             |           |         |
| Address                 | 140 ELIZABETH ST<br>FARMINGDALE, NY<br>11735 | 15 SPENCER ST FARMINGDALE, NY<br>11735 |           |         | 129 ELIZABETH ST FARMINGDALE, NY<br>11735 |           |         | 44 COLUMBIA ST FARMINGDALE, NY<br>11735 |           |         |
| Sale Type               | N/A                                          | Valid                                  |           |         | Valid                                     |           |         | Valid                                   |           |         |
|                         |                                              | Description                            | \$ Adj.   | % Adj.  | Description                               | \$ Adj.   | % Adj.  | Description                             | \$ Adj.   | % Adj.  |
| Living Area             | 1538                                         | 1562                                   | -\$1,864  | -0.45 % | 1636                                      | -\$9,399  | -1.79 % | 1562                                    | -\$1,882  | -0.45 % |
| Upper Living Area       | 483                                          | 616                                    | \$887     | 0.22 %  | 624                                       | \$1,194   | 0.23 %  | 660                                     | \$1,176   | 0.28 %  |
| Basement                | 0                                            | 0                                      | 0         | 0.00 %  | 10                                        | -\$565    | -0.11 % | 0                                       | 0         | 0.00 %  |
| Luc                     | Exempt                                       | One Family                             | 0         | 0.00 %  | One Family                                | 0         | 0.00 %  | Two Family                              | \$12,397  | 2.98 %  |
| Style                   | Old Style                                    | Old Style                              | 0         | 0.00 %  | Old Style                                 | 0         | 0.00 %  | Old Style                               | 0         | 0.00 %  |
| Quality                 | C-                                           | C-                                     | 0         | 0.00 %  | C-                                        | 0         | 0.00 %  | C-                                      | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 2-0-6                                        | 1-1-5                                  | \$3,794   | 0.92 %  | 2-0-6                                     | 0         | 0.00 %  | 2-0-7                                   | -\$3,212  | -0.77 % |
| Year Built Depreciation | 1868-87.80                                   | 1924-87.80                             | 0         | 0.00 %  | 1924-87.80                                | 0         | 0.00 %  | 1922-87.80                              | 0         | 0.00 %  |
| Ext Wall                | Frame                                        | Composition                            | \$2,365   | 0.57 %  | Alum/Vinyl                                | -\$5,514  | -1.05 % | Composition                             | \$2,388   | 0.57 %  |
| Fireplace               | 2                                            | 0                                      | \$1,816   | 0.44 %  | 2                                         | 0         | 0.00 %  | 0                                       | \$1,834   | 0.44 %  |
| Parking                 | 0                                            | Det-324                                | -\$4,051  | -0.98 % | Det-216                                   | -\$2,674  | -0.51 % | Det-192                                 | -\$1,642  | -0.39 % |
| Terrace Or Patio        | 0                                            | 0                                      | 0         | 0.00 %  | 0                                         | 0         | 0.00 %  | 0                                       | 0         | 0.00 %  |
| Porch                   | 0                                            | 0                                      | 0         | 0.00 %  | 0                                         | 0         | 0.00 %  | Ep-140                                  | -\$3,735  | -0.90 % |
| Wood Deck               | 0                                            | 314                                    | -\$4,421  | -1.07 % | 0                                         | 0         | 0.00 %  | 0                                       | 0         | 0.00 %  |
| Land Size               | 6800                                         | 7500                                   | -\$3,083  | -0.75 % | 4300                                      | \$18,749  | 3.57 %  | 5920                                    | \$4,444   | 1.07 %  |
| Fronting                | SecondaryArtery                              | 0                                      | -\$13,960 | -3.38 % | 0                                         | -\$17,767 | -3.38 % | ResidentialStreet                       | -\$14,099 | -3.38 % |

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|-------------------------|----------------------------------------------|-----------------------------------------|-----------|---------|---------------------------------------|-----------|---------|---------------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics                      | Comparable No.4                         |           |         | Comparable No.5                       |           |         | Comparable No.6                       |           |         |
| Parcel ID #             | 49078 00190                                  | 49085 00140                             |           |         | 49040 00240                           |           |         | 49059 0038A                           |           |         |
| Address                 | 140 ELIZABETH ST<br>FARMINGDALE, NY<br>11735 | 70 OAKVIEW AVE FARMINGDALE, NY<br>11735 |           |         | 76 POWELL PL FARMINGDALE, NY<br>11735 |           |         | 39 BALCOM RD FARMINGDALE, NY<br>11735 |           |         |
| Sale Type               | N/A                                          | Valid                                   |           |         | Valid                                 |           |         | Valid                                 |           |         |
|                         |                                              | Description                             | \$ Adj.   | % Adj.  | Description                           | \$ Adj.   | % Adj.  | Description                           | \$ Adj.   | % Adj.  |
| Living Area             | 1538                                         | 1475                                    | \$5,604   | 1.23 %  | 1620                                  | -\$6,646  | -1.51 % | 1372                                  | \$14,679  | 3.40 %  |
| Upper Living Area       | 483                                          | 685                                     | \$1,456   | 0.32 %  | 504                                   | \$155     | 0.04 %  | 588                                   | \$740     | 0.17 %  |
| Basement                | 0                                            | 105                                     | -\$4,897  | -1.08 % | 0                                     | 0         | 0.00 %  | 0                                     | 0         | 0.00 %  |
| Luc                     | Exempt                                       | One Family                              | 0         | 0.00 %  | One Family                            | 0         | 0.00 %  | One Family                            | 0         | 0.00 %  |
| Style                   | Old Style                                    | Old Style                               | 0         | 0.00 %  | Old Style                             | 0         | 0.00 %  | Cape                                  | \$4,218   | 0.98 %  |
| Quality                 | C-                                           | C-                                      | 0         | 0.00 %  | C                                     | -\$12,327 | -2.80 % | C                                     | -\$12,084 | -2.80 % |
| Bathrooms And Fixtures  | 2-0-6                                        | 1-1-5                                   | \$4,187   | 0.92 %  | 1-0-3                                 | \$15,612  | 3.54 %  | 2-0-6                                 | 0         | 0.00 %  |
| Year Built Depreciation | 1868-87.80                                   | 1920-87.80                              | 0         | 0.00 %  | 1928-87.80                            | 0         | 0.00 %  | 1951-88.17                            | -\$1,816  | -0.42 % |
| Ext Wall                | Frame                                        | Alum/Vinyl                              | -\$4,782  | -1.05 % | Frame                                 | 0         | 0.00 %  | Alum/Vinyl                            | -\$4,539  | -1.05 % |
| Fireplace               | 2                                            | 0                                       | \$2,004   | 0.44 %  | 2                                     | 0         | 0.00 %  | 0                                     | \$1,903   | 0.44 %  |
| Parking                 | 0                                            | Det-400                                 | -\$6,222  | -1.37 % | Det-192                               | -\$1,737  | -0.39 % | Det-280                               | -\$3,838  | -0.89 % |
| Terrace Or Patio        | 0                                            | 0                                       | 0         | 0.00 %  | Pto-112                               | -\$1,194  | -0.27 % | 0                                     | 0         | 0.00 %  |
| Porch                   | 0                                            | Ep-160                                  | -\$4,467  | -0.98 % | Op-25                                 | -\$944    | -0.21 % | Op-18                                 | -\$710    | -0.16 % |
| Wood Deck               | 0                                            | 425                                     | -\$5,791  | -1.27 % | 0                                     | 0         | 0.00 %  | 0                                     | 0         | 0.00 %  |
| Land Size               | 6800                                         | 7500                                    | -\$3,403  | -0.75 % | 6750                                  | \$249     | 0.06 %  | 6050                                  | \$3,884   | 0.90 %  |
| Fronting                | SecondaryArtery                              | ResidentialStreet                       | -\$15,409 | -3.38 % | ResidentialStreet                     | -\$14,918 | -3.38 % | ResidentialStreet                     | -\$14,625 | -3.38 % |

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| Parcel ID #               | 49078 00190                                  | 49060 00870                             |  |  | 49001 00180                               |  |  | 49068 00190                             |  |  |
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| Sale Type                 | N/A                                          | Valid                                   |  |  | Valid                                     |  |  | Valid                                   |  |  |
|                           |                                              |                                         |  |  |                                           |  |  |                                         |  |  |
| Sale Date                 | N/A                                          | Aug 08, 2018                            |  |  | Aug 07, 2018                              |  |  | Oct 14, 2015                            |  |  |
| Sale Price                | N/A                                          | \$412,500                               |  |  | \$525,000                                 |  |  | \$350,000                               |  |  |
| adjRate                   | N/A                                          | 1.00000                                 |  |  | 1.00000                                   |  |  | 1.19033                                 |  |  |
| Time Adjustment           | N/A                                          | \$                                      |  |  | \$                                        |  |  | \$66,614                                |  |  |
| Time Adjusted Sale Price  | N/A                                          | \$412,500                               |  |  | \$525,000                                 |  |  | \$416,614                               |  |  |
| Total % Adjustment        | N/A                                          | -4.49 %                                 |  |  | -3.04 %                                   |  |  | -0.56 %                                 |  |  |
| Total Dollar Adjustment   | N/A                                          | -\$18,516                               |  |  | -\$15,977                                 |  |  | -\$2,330                                |  |  |
| Adjusted Sales Price      | \$417,000                                    | \$393,984                               |  |  | \$509,023                                 |  |  | \$414,284                               |  |  |
| Adj Sales Price / SQFT    | \$0.00                                       | \$256.17                                |  |  | \$330.96                                  |  |  | \$269.37                                |  |  |
| Gross \$ Adjustment       | N/A                                          | \$36,238                                |  |  | \$55,863                                  |  |  | \$46,810                                |  |  |
| # of adjustments          | N/A                                          | 9                                       |  |  | 7                                         |  |  | 10                                      |  |  |
| # of adjustments over 1 % | N/A                                          | 2                                       |  |  | 4                                         |  |  | 3                                       |  |  |
| Sales Comparison          |                                              |                                         |  |  |                                           |  |  |                                         |  |  |
| Characteristics           | Subject Characteristics                      | Comparable No.4                         |  |  | Comparable No.5                           |  |  | Comparable No.6                         |  |  |
| Parcel ID #               | 49078 00190                                  | 49085 00140                             |  |  | 49040 00240                               |  |  | 49059 0038A                             |  |  |
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| Sale Type                 | N/A                                          | Valid                                   |  |  | Valid                                     |  |  | Valid                                   |  |  |
|                           |                                              |                                         |  |  |                                           |  |  |                                         |  |  |
| Sale Date                 | N/A                                          | Sep 27, 2017                            |  |  | Apr 22, 2016                              |  |  | Aug 29, 2016                            |  |  |
| Sale Price                | N/A                                          | \$429,990                               |  |  | \$380,000                                 |  |  | \$380,000                               |  |  |
| adjRate                   | N/A                                          | 1.05891                                 |  |  | 1.16008                                   |  |  | 1.13726                                 |  |  |
| Time Adjustment           | N/A                                          | \$25,329                                |  |  | \$60,830                                  |  |  | \$52,157                                |  |  |
| Time Adjusted Sale Price  | N/A                                          | \$455,319                               |  |  | \$440,830                                 |  |  | \$432,157                               |  |  |
| Total % Adjustment        | N/A                                          | -6.97 %                                 |  |  | -4.93 %                                   |  |  | -2.82 %                                 |  |  |
| Total Dollar Adjustment   | N/A                                          | -\$31,719                               |  |  | -\$21,750                                 |  |  | -\$12,189                               |  |  |
| Adjusted Sales Price      | \$417,000                                    | \$423,600                               |  |  | \$419,081                                 |  |  | \$419,968                               |  |  |
| Adj Sales Price / SQFT    | \$0.00                                       | \$275.42                                |  |  | \$272.48                                  |  |  | \$273.06                                |  |  |
| Gross \$ Adjustment       | N/A                                          | \$58,222                                |  |  | \$53,783                                  |  |  | \$63,035                                |  |  |

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|                           |     |    |   |    |
|---------------------------|-----|----|---|----|
| # of adjustments          | N/A | 11 | 9 | 11 |
| # of adjustments over 1 % | N/A | 6  | 4 | 4  |