

# Nassau County Comparable Sales Report

| Sales Comparison        |                                        |                                       |           |         |                                        |           |         |                                        |           |         |
|-------------------------|----------------------------------------|---------------------------------------|-----------|---------|----------------------------------------|-----------|---------|----------------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics                | Comparable No. 1                      |           |         | Comparable No. 2                       |           |         | Comparable No. 3                       |           |         |
| Parcel ID #             | 63011 00850                            | 63012 00910                           |           |         | 63009 00890                            |           |         | 63005 00840                            |           |         |
| Address                 | 2509 WOODLAND AVE<br>WANTAGH, NY 11793 | 2541 MERMAID AVE WANTAGH, NY<br>11793 |           |         | 2526 SYCAMORE AVE WANTAGH, NY<br>11793 |           |         | 2466 SYCAMORE AVE WANTAGH, NY<br>11793 |           |         |
| Sale Type               | N/A                                    | Valid                                 |           |         | Valid                                  |           |         | Valid                                  |           |         |
|                         |                                        | Description                           | \$ Adj.   | % Adj.  | Description                            | \$ Adj.   | % Adj.  | Description                            | \$ Adj.   | % Adj.  |
| Living Area             | 1536                                   | 1856                                  | -\$24,880 | -4.82 % | 1536                                   | 0         | 0.00 %  | 1600                                   | -\$4,914  | -1.06 % |
| Bsmt Type               | None                                   | None                                  | 0         | 0.00 %  | None                                   | 0         | 0.00 %  | Full                                   | -\$19,013 | -4.10 % |
| Style                   | Colonial                               | Colonial                              | 0         | 0.00 %  | Colonial                               | 0         | 0.00 %  | Colonial                               | 0         | 0.00 %  |
| Quality                 | C-                                     | C-                                    | 0         | 0.00 %  | C                                      | -\$3,711  | -0.73 % | C-                                     | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 1-0-3                                  | 2-0-6                                 | -\$20,833 | -4.03 % | 2-0-6                                  | -\$20,515 | -4.03 % | 2-0-6                                  | -\$18,712 | -4.03 % |
| Year Built Depreciation | 1949-93.93                             | 1950-94.14                            | -\$1,170  | -0.23 % | 1951-94.14                             | -\$1,152  | -0.23 % | 1948-93.93                             | 0         | 0.00 %  |
| Parking                 | Det-240                                | Det-280                               | -\$1,152  | -0.22 % | Det-308                                | -\$1,899  | -0.37 % | Det-280                                | -\$1,035  | -0.22 % |
| Porch                   | 0                                      | 0                                     | 0         | 0.00 %  | Op-12                                  | -\$627    | -0.12 % | 0                                      | 0         | 0.00 %  |
| Wood Deck               | 0                                      | 0                                     | 0         | 0.00 %  | 0                                      | 0         | 0.00 %  | 326                                    | -\$3,211  | -0.69 % |

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| Characteristics         | Subject Characteristics                | Comparable No.4                       |           |         | Comparable No.5                        |          |        | Comparable No.6                       |          |         |
| Parcel ID #             | 63011 00850                            | 63180 00820                           |           |         | 63010 00820                            |          |        | 63011 01060                           |          |         |
| Address                 | 2509 WOODLAND AVE<br>WANTAGH, NY 11793 | 2453 FREEPORT ST WANTAGH, NY<br>11793 |           |         | 2496 WOODLAND AVE WANTAGH, NY<br>11793 |          |        | 2546 MERMAID AVE WANTAGH, NY<br>11793 |          |         |
| Sale Type               | N/A                                    | Valid                                 |           |         | Valid                                  |          |        | Valid                                 |          |         |
|                         |                                        | Description                           | \$ Adj.   | % Adj.  | Description                            | \$ Adj.  | % Adj. | Description                           | \$ Adj.  | % Adj.  |
| Living Area             | 1536                                   | 1618                                  | -\$7,207  | -1.35 % | 1103                                   | \$36,174 | 9.02 % | 1539                                  | -\$30    | -0.05 % |
| Bsmt Type               | None                                   | None                                  | 0         | 0.00 %  | None                                   | 0        | 0.00 % | None                                  | 0        | 0.00 %  |
| Style                   | Colonial                               | Cape                                  | \$26,661  | 4.99 %  | Cape                                   | \$19,988 | 4.99 % | Cape                                  | \$2,961  | 4.99 %  |
| Quality                 | C-                                     | C-                                    | 0         | 0.00 %  | C-                                     | 0        | 0.00 % | C-                                    | 0        | 0.00 %  |
| Bathrooms And Fixtures  | 1-0-3                                  | 2-0-6                                 | -\$21,569 | -4.03 % | 1-0-3                                  | 0        | 0.00 % | 2-0-6                                 | -\$2,396 | -4.03 % |
| Year Built Depreciation | 1949-93.93                             | 1951-94.14                            | -\$1,211  | -0.23 % | 1949-93.93                             | 0        | 0.00 % | 1951-94.14                            | -\$135   | -0.23 % |
| Parking                 | Det-240                                | Det-280                               | -\$1,193  | -0.22 % | Det-240                                | 0        | 0.00 % | Det-352                               | -\$356   | -0.60 % |
| Porch                   | 0                                      | 0                                     | 0         | 0.00 %  | 0                                      | 0        | 0.00 % | Op-232                                | -\$796   | -1.34 % |
| Wood Deck               | 0                                      | 270                                   | -\$3,225  | -0.60 % | 0                                      | 0        | 0.00 % | 0                                     | 0        | 0.00 %  |

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| Parcel ID #               | 63011 00850                            | 63012 00910                           |  |  | 63009 00890                            |  |  | 63005 00840                            |  |  |
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| Sale Type                 | N/A                                    | Valid                                 |  |  | Valid                                  |  |  | Valid                                  |  |  |
|                           |                                        |                                       |  |  |                                        |  |  |                                        |  |  |
| Sale Date                 | N/A                                    | Sep 19, 2017                          |  |  | May 02, 2016                           |  |  | Oct 03, 2017                           |  |  |
| Sale Price                | N/A                                    | \$479,000                             |  |  | \$418,000                              |  |  | \$433,500                              |  |  |
| adjRate                   | N/A                                    | 1.07844                               |  |  | 1.21694                                |  |  | 1.07033                                |  |  |
| Time Adjustment           | N/A                                    | \$37,572                              |  |  | \$90,680                               |  |  | \$30,486                               |  |  |
| Time Adjusted Sale Price  | N/A                                    | \$516,572                             |  |  | \$508,680                              |  |  | \$463,986                              |  |  |
| Total % Adjustment        | N/A                                    | -9.30 %                               |  |  | -5.49 %                                |  |  | -10.10 %                               |  |  |
| Total Dollar Adjustment   | N/A                                    | -\$48,036                             |  |  | -\$27,903                              |  |  | -\$46,885                              |  |  |
| Adjusted Sales Price      | \$468,000                              | \$468,537                             |  |  | \$480,777                              |  |  | \$417,100                              |  |  |
| Adj Sales Price / SQFT    | \$0.00                                 | \$305.04                              |  |  | \$313.01                               |  |  | \$271.55                               |  |  |
| Gross \$ Adjustment       | N/A                                    | \$48,036                              |  |  | \$27,903                               |  |  | \$46,885                               |  |  |
| # of adjustments          | N/A                                    | 4                                     |  |  | 5                                      |  |  | 5                                      |  |  |
| # of adjustments over 1 % | N/A                                    | 2                                     |  |  | 1                                      |  |  | 3                                      |  |  |
| Sales Comparison          |                                        |                                       |  |  |                                        |  |  |                                        |  |  |
| Characteristics           | Subject Characteristics                | Comparable No.4                       |  |  | Comparable No.5                        |  |  | Comparable No.6                        |  |  |
| Parcel ID #               | 63011 00850                            | 63180 00820                           |  |  | 63010 00820                            |  |  | 63011 01060                            |  |  |
| Address                   | 2509 WOODLAND AVE<br>WANTAGH, NY 11793 | 2453 FREEPORT ST WANTAGH, NY<br>11793 |  |  | 2496 WOODLAND AVE WANTAGH, NY<br>11793 |  |  | 2546 MERMAID AVE WANTAGH, NY<br>11793  |  |  |
| Sale Type                 | N/A                                    | Valid                                 |  |  | Valid                                  |  |  | Valid                                  |  |  |
|                           |                                        |                                       |  |  |                                        |  |  |                                        |  |  |
| Sale Date                 | N/A                                    | Feb 09, 2018                          |  |  | Jan 31, 2017                           |  |  | Aug 27, 2018                           |  |  |
| Sale Price                | N/A                                    | \$515,000                             |  |  | \$350,000                              |  |  | \$59,400                               |  |  |
| adjRate                   | N/A                                    | 1.03848                               |  |  | 1.14560                                |  |  | 1.00000                                |  |  |
| Time Adjustment           | N/A                                    | \$19,817                              |  |  | \$50,959                               |  |  | \$                                     |  |  |
| Time Adjusted Sale Price  | N/A                                    | \$534,817                             |  |  | \$400,959                              |  |  | \$59,400                               |  |  |
| Total % Adjustment        | N/A                                    | -1.45 %                               |  |  | 14.01 %                                |  |  | -1.27 %                                |  |  |
| Total Dollar Adjustment   | N/A                                    | -\$7,743                              |  |  | \$56,162                               |  |  | -\$752                                 |  |  |
| Adjusted Sales Price      | \$468,000                              | \$527,073                             |  |  | \$457,121                              |  |  | \$58,648                               |  |  |
| Adj Sales Price / SQFT    | \$0.00                                 | \$343.15                              |  |  | \$297.60                               |  |  | \$38.18                                |  |  |
| Gross \$ Adjustment       | N/A                                    | \$61,065                              |  |  | \$56,162                               |  |  | \$6,674                                |  |  |
| # of adjustments          | N/A                                    | 6                                     |  |  | 2                                      |  |  | 6                                      |  |  |
| # of adjustments over 1 % | N/A                                    | 3                                     |  |  | 2                                      |  |  | 3                                      |  |  |

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TENTATIVE