

# Nassau County Comparable Sales Report

| Sales Comparison        |  |  |          |         |  |           |         |  |           |         |
|-------------------------|--|--|----------|---------|--|-----------|---------|--|-----------|---------|
| Characteristics         | Subject Characteristics                | Comparable No. 1                       |          |         | Comparable No. 2                       |           |         | Comparable No. 3                       |           |         |
| Parcel ID #             | 39275 03370                            | 39275 03370                            |          |         | 39620 00050                            |           |         | 39620 00020                            |           |         |
| Address                 | 688 ARBUCKLE AVE<br>WOODMERE, NY 11598 | 688 ARBUCKLE AVE WOODMERE, NY<br>11598 |          |         | 752 ARBUCKLE AVE WOODMERE, NY<br>11598 |           |         | 734 ARBUCKLE AVE WOODMERE, NY<br>11598 |           |         |
| Sale Type               | N/A                                    | Valid                                  |          |         | Valid                                  |           |         | Valid                                  |           |         |
|                         |  | Description                            | \$ Adj.  | % Adj.  | Description                            | \$ Adj.   | % Adj.  | Description                            | \$ Adj.   | % Adj.  |
| Living Area             | 2622                                   | 2622                                   | 0        | 0.00 %  | 2544                                   | \$9,217   | 1.09 %  | 2544                                   | \$10,063  | 1.09 %  |
| Upper Living Area       | 936                                    | 936                                    | 0        | 0.00 %  | 936                                    | 0         | 0.00 %  | 936                                    | 0         | 0.00 %  |
| Attic                   | 92.4                                   | 92.4                                   | 0        | 0.00 %  | 92.4                                   | 0         | 0.00 %  | 92.4                                   | 0         | 0.00 %  |
| Basement                | 0                                      | 0                                      | 0        | 0.00 %  | 0                                      | 0         | 0.00 %  | 0                                      | 0         | 0.00 %  |
| Year Built Depreciation | 1966-91.24                             | 1966-92.14                             | -\$8,419 | -0.98 % | 1966-92.14                             | -\$8,275  | -0.98 % | 1966-92.14                             | -\$9,035  | -0.98 % |
| Bathrooms And Fixtures  | 2-1-8                                  | 2-1-8                                  | 0        | 0.00 %  | 2-1-8                                  | 0         | 0.00 %  | 2-1-8                                  | 0         | 0.00 %  |
| Parking                 | Att-441                                | Att-441                                | 0        | 0.00 %  | Att-441                                | 0         | 0.00 %  | Att-441                                | 0         | 0.00 %  |
| Ext Wall                | Alum/Vinyl                             | Alum/Vinyl                             | 0        | 0.00 %  | Composition                            | \$7,071   | 0.83 %  | Alum/Vinyl                             | 0         | 0.00 %  |
| Fireplace               | 0                                      | 0                                      | 0        | 0.00 %  | 2                                      | -\$14,626 | -1.73 % | 2                                      | -\$15,969 | -1.73 % |
| Terrace Or Patio        | 0                                      | 0                                      | 0        | 0.00 %  | Pto-555                                | -\$8,756  | -1.03 % | 0                                      | 0         | 0.00 %  |
| Porch                   | Op-60                                  | Op-60                                  | 0        | 0.00 %  | Op-60                                  | 0         | 0.00 %  | Op-60                                  | 0         | 0.00 %  |
| Land Size               | 5952                                   | 5952                                   | 0        | 0.00 %  | 5952                                   | 0         | 0.00 %  | 5952                                   | 0         | 0.00 %  |
| Location                | SecondarySt                            | SecondarySt                            | 0        | 0.00 %  | SecondarySt                            | 0         | 0.00 %  | SecondarySt                            | 0         | 0.00 %  |

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|-------------------------|--|--|-----------|---------|--|-----------|---------|--------------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics                | Comparable No.4                          |           |         | Comparable No.5                        |           |         | Comparable No.6                      |           |         |
| <b>Parcel ID #</b>      | 39275 03370                            | 39152 00950                              |           |         | 39152 00960                            |           |         | 39627 00790                          |           |         |
| <b>Address</b>          | 688 ARBUCKLE AVE<br>WOODMERE, NY 11598 | 735 ARBUCKLEAVENUE WOODMERE,<br>NY 11598 |           |         | 729 ARBUCKLE AVE WOODMERE, NY<br>11598 |           |         | 558 HOWARD AVE WOODMERE, NY<br>11598 |           |         |
| <b>Sale Type</b>        | N/A                                    | Valid                                    |           |         | Valid                                  |           |         | Valid                                |           |         |
|                         |  | Description                              | \$ Adj.   | % Adj.  | Description                            | \$ Adj.   | % Adj.  | Description                          | \$ Adj.   | % Adj.  |
| Living Area             | 2622                                   | 2544                                     | \$9,550   | 1.09 %  | 2544                                   | \$8,855   | 1.09 %  | 2559                                 | \$8,323   | 0.87 %  |
| Upper Living Area       | 936                                    | 936                                      | 0         | 0.00 %  | 936                                    | 0         | 0.00 %  | 1026                                 | \$1,439   | 0.15 %  |
| Attic                   | 92.4                                   | 92.4                                     | 0         | 0.00 %  | 92.4                                   | 0         | 0.00 %  | 0                                    | -\$5,659  | -0.59 % |
| Basement                | 0                                      | 0  | 0         | 0.00 %  | 0                                      | 0         | 0.00 %  | 88                                   | -\$9,667  | -1.02 % |
| Year Built Depreciation | 1966-91.24                             | 1966-92.14                               | -\$8,574  | -0.98 % | 1966-92.14                             | -\$7,950  | -0.98 % | 1970-92.72                           | -\$15,211 | -1.60 % |
| Bathrooms And Fixtures  | 2-1-8                                  | 2-1-9                                    | -\$5,580  | -0.64 % | 2-1-9                                  | -\$5,174  | -0.64 % | 2-1-9                                | -\$6,045  | -0.64 % |
| Parking                 | Att-441                                | Att-441                                  | 0         | 0.00 %  | Att-441                                | 0         | 0.00 %  | Att-420                              | \$596     | 0.06 %  |
| Ext Wall                | Alum/Vinyl                             | Alum/Vinyl                               | 0         | 0.00 %  | Frame                                  | 0         | 0.00 %  | Frame                                | 0         | 0.00 %  |
| Fireplace               | 0                                      | 0  | 0         | 0.00 %  | 2                                      | -\$14,052 | -1.73 % | 2                                    | -\$16,417 | -1.73 % |
| Terrace Or Patio        | 0                                      | 0  | 0         | 0.00 %  | 0                                      | 0         | 0.00 %  | Pto-360                              | -\$7,528  | -0.79 % |
| Porch                   | Op-60                                  | 0  | \$7,526   | 0.86 %  | Op-78                                  | -\$1,563  | -0.19 % | Op-40                                | \$2,397   | 0.25 %  |
| Land Size               | 5952                                   | 6045                                     | -\$2,271  | -0.26 % | 6045                                   | -\$2,106  | -0.26 % | 8000                                 | -\$39,085 | -4.11 % |
| Location                | SecondarySt                            | 0  | -\$42,442 | -4.83 % | 0                                      | -\$39,354 | -4.83 % | Religious                            | -\$45,977 | -4.83 % |

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## Sales Comparison

| Characteristics           | Subject Characteristics                | Comparable No. 1                       |  |  | Comparable No. 2                       |  |  | Comparable No. 3                       |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|
| Parcel ID #               | 39275 03370                            | 39275 03370                            |  |  | 39620 00050                            |  |  | 39620 00020                            |  |  |
| Address                   | 688 ARBUCKLE AVE<br>WOODMERE, NY 11598 | 688 ARBUCKLE AVE WOODMERE, NY<br>11598 |  |  | 752 ARBUCKLE AVE WOODMERE, NY<br>11598 |  |  | 734 ARBUCKLE AVE WOODMERE, NY<br>11598 |  |  |
| Sale Type                 | N/A                                    | Valid                                  |  |  | Valid                                  |  |  | Valid                                  |  |  |
| Sale Date                 | N/A                                    | Jun 08, 2018                           |  |  | Jul 22, 2016                           |  |  | May 07, 2014                           |  |  |
| Sale Price                | N/A                                    | \$855,000                              |  |  | \$750,000                              |  |  | \$685,000                              |  |  |
| adjRate                   | N/A                                    | 1.00879                                |  |  | 1.13034                                |  |  | 1.35123                                |  |  |
| Time Adjustment           | N/A                                    | \$7,515                                |  |  | \$97,758                               |  |  | \$240,595                              |  |  |
| Time Adjusted Sale Price  | N/A                                    | \$862,515                              |  |  | \$847,758                              |  |  | \$925,595                              |  |  |
| Total % Adjustment        | N/A                                    | -0.98 %                                |  |  | -1.81 %                                |  |  | -1.61 %                                |  |  |
| Total Dollar Adjustment   | N/A                                    | -\$8,419                               |  |  | -\$15,368                              |  |  | -\$14,941                              |  |  |
| Adjusted Sales Price      | \$776,000                              | \$854,096                              |  |  | \$832,390                              |  |  | \$910,655                              |  |  |
| Adj Sales Price / SQFT    | \$0.00                                 | \$325.74                               |  |  | \$317.46                               |  |  | \$347.31                               |  |  |
| Gross \$ Adjustment       | N/A                                    | \$8,419                                |  |  | \$47,945                               |  |  | \$35,067                               |  |  |
| # of adjustments          | N/A                                    | 1                                      |  |  | 5                                      |  |  | 3                                      |  |  |
| # of adjustments over 1 % | N/A                                    | 0                                      |  |  | 3                                      |  |  | 2                                      |  |  |

## Sales Comparison

| Characteristics           | Subject Characteristics                | Comparable No.4                          |  |  | Comparable No.5                        |  |  | Comparable No.6                      |  |  |
|---------------------------|--|--|--|--|--|--|--|--------------------------------------|--|--|
| Parcel ID #               | 39275 03370                            | 39152 00950                              |  |  | 39152 00960                            |  |  | 39627 00790                          |  |  |
| Address                   | 688 ARBUCKLE AVE<br>WOODMERE, NY 11598 | 735 ARBUCKLEAVENUE WOODMERE,<br>NY 11598 |  |  | 729 ARBUCKLE AVE WOODMERE, NY<br>11598 |  |  | 558 HOWARD AVE WOODMERE, NY<br>11598 |  |  |
| Sale Type                 | N/A                                    | Valid                                    |  |  | Valid                                  |  |  | Valid                                |  |  |
| Sale Date                 | N/A                                    | May 04, 2015                             |  |  | Sep 16, 2014                           |  |  | Dec 21, 2017                         |  |  |
| Sale Price                | N/A                                    | \$690,000                                |  |  | \$620,000                              |  |  | \$895,000                            |  |  |
| adjRate                   | N/A                                    | 1.27304                                  |  |  | 1.31369                                |  |  | 1.06318                              |  |  |
| Time Adjustment           | N/A                                    | \$188,396                                |  |  | \$194,486                              |  |  | \$56,543                             |  |  |
| Time Adjusted Sale Price  | N/A                                    | \$878,396                                |  |  | \$814,486                              |  |  | \$951,543                            |  |  |
| Total % Adjustment        | N/A                                    | -4.76 %                                  |  |  | -7.53 %                                |  |  | -13.96 %                             |  |  |
| Total Dollar Adjustment   | N/A                                    | -\$41,791                                |  |  | -\$61,344                              |  |  | -\$132,833                           |  |  |
| Adjusted Sales Price      | \$776,000                              | \$836,604                                |  |  | \$753,142                              |  |  | \$818,710                            |  |  |
| Adj Sales Price / SQFT    | \$0.00                                 | \$319.07                                 |  |  | \$287.24                               |  |  | \$312.25                             |  |  |
| Gross \$ Adjustment       | N/A                                    | \$75,943                                 |  |  | \$79,054                               |  |  | \$158,341                            |  |  |
| # of adjustments          | N/A                                    | 6  |  |  | 7                                      |  |  | 12                                   |  |  |
| # of adjustments over 1 % | N/A                                    | 2  |  |  | 3                                      |  |  | 5                                    |  |  |

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TENTATIVE