

# Nassau County Comparable Sales Report

| Sales Comparison  |                                              |                                          |          |         |                                             |          |         |                                             |          |         |
|-------------------|----------------------------------------------|------------------------------------------|----------|---------|---------------------------------------------|----------|---------|---------------------------------------------|----------|---------|
| Characteristics   | Subject Characteristics                      | Comparable No. 1                         |          |         | Comparable No. 2                            |          |         | Comparable No. 3                            |          |         |
| Parcel ID #       | 09189 00350                                  | 09183 00450                              |          |         | 09181 00140                                 |          |         | 09200 00380                                 |          |         |
| Address           | 33 FORDHAM ST<br>WILLISTON PARK, NY<br>11596 | 15 LEHIGH ST WILLISTON PARK, NY<br>11596 |          |         | 89 PRINCETON ST WILLISTON PARK,<br>NY 11596 |          |         | 92 DARTMOUTH ST WILLISTON PARK,<br>NY 11596 |          |         |
| Sale Type         | N/A                                          | Valid                                    |          |         | Valid                                       |          |         | Valid                                       |          |         |
|                   |                                              | Description                              | \$ Adj.  | % Adj.  | Description                                 | \$ Adj.  | % Adj.  | Description                                 | \$ Adj.  | % Adj.  |
| Living Area       | 1318                                         | 1318                                     | 0        | 0.00 %  | 1337                                        | -\$2,193 | -0.42 % | 1318                                        | 0        | 0.00 %  |
| Upper Living Area | 504                                          | 504                                      | 0        | 0.00 %  | 504                                         | 0        | 0.00 %  | 504                                         | 0        | 0.00 %  |
| Attic             | 202                                          | 202                                      | 0        | 0.00 %  | 101                                         | -\$2,293 | -0.44 % | 202                                         | 0        | 0.00 %  |
| Basement          | 54                                           | 54                                       | 0        | 0.00 %  | 54                                          | 0        | 0.00 %  | 54                                          | 0        | 0.00 %  |
| Ext Wall          | Composition                                  | Alum/Vinyl                               | -\$8,072 | -1.61 % | Alum/Vinyl                                  | -\$8,475 | -1.61 % | Alum/Vinyl                                  | -\$9,189 | -1.61 % |
| Fireplace         | 0                                            | 0                                        | 0        | 0.00 %  | 2                                           | -\$2,301 | -0.44 % | 0                                           | 0        | 0.00 %  |
| Parking           | Det-360                                      | Det-324                                  | \$723    | 0.14 %  | Det-324                                     | \$760    | 0.14 %  | 0                                           | \$6,477  | 1.14 %  |
| Porch             | 0                                            | Op-120                                   | -\$3,952 | -0.79 % | 0                                           | 0        | 0.00 %  | Op-10                                       | -\$536   | -0.09 % |
| Wood Deck         | 0                                            | 0                                        | 0        | 0.00 %  | 0                                           | 0        | 0.00 %  | 138                                         | -\$3,548 | -0.62 % |
| Land Size         | 4000                                         | 4000                                     | 0        | 0.00 %  | 4000                                        | 0        | 0.00 %  | 4000                                        | 0        | 0.00 %  |

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|-------------------|----------------------------------------------|------------------------------------|----------|---------|-------------------------------------------|----------|---------|--------------------------------------------|-----------|---------|
| Characteristics   | Subject Characteristics                      | Comparable No.4                    |          |         | Comparable No.5                           |          |         | Comparable No.6                            |           |         |
| Parcel ID #       | 09189 00350                                  | 09179 00070                        |          |         | 09199 00130                               |          |         | 09194 00380                                |           |         |
| Address           | 33 FORDHAM ST<br>WILLISTON PARK, NY<br>11596 | 9 YALE ST WILLISTON PARK, NY 11596 |          |         | 61 CORNELL ST WILLISTON PARK, NY<br>11596 |          |         | 100 FORDHAM ST WILLISTON PARK, NY<br>11596 |           |         |
| Sale Type         | N/A                                          | Valid                              |          |         | Valid                                     |          |         | Valid                                      |           |         |
|                   |                                              | Description                        | \$ Adj.  | % Adj.  | Description                               | \$ Adj.  | % Adj.  | Description                                | \$ Adj.   | % Adj.  |
| Living Area       | 1318                                         | 1228                               | \$12,017 | 2.09 %  | 1300                                      | \$2,357  | 0.40 %  | 1325                                       | -\$980    | -0.15 % |
| Upper Living Area | 504                                          | 504                                | 0        | 0.00 %  | 624                                       | \$1,124  | 0.19 %  | 504                                        | 0         | 0.00 %  |
| Attic             | 202                                          | 0                                  | -\$5,252 | -0.91 % | 0                                         | -\$5,343 | -0.91 % | 101                                        | -\$2,764  | -0.44 % |
| Basement          | 54                                           | 54                                 | 0        | 0.00 %  | 0                                         | \$3,342  | 0.57 %  | 0                                          | \$3,615   | 0.57 %  |
| Ext Wall          | Composition                                  | Composition                        | 0        | 0.00 %  | Alum/Vinyl                                | -\$9,443 | -1.61 % | Alum/Vinyl                                 | -\$10,216 | -1.61 % |
| Fireplace         | 0                                            | 0                                  | 0        | 0.00 %  | 0                                         | 0        | 0.00 %  | 0                                          | 0         | 0.00 %  |
| Parking           | Det-360                                      | Det-360                            | 0        | 0.00 %  | Det-180                                   | \$4,675  | 0.80 %  | Det-384                                    | -\$4,658  | -0.74 % |
| Porch             | 0                                            | Op-270                             | -\$7,685 | -1.34 % | 0                                         | 0        | 0.00 %  | Op-30                                      | -\$1,607  | -0.25 % |
| Wood Deck         | 0                                            | 0                                  | 0        | 0.00 %  | 80                                        | -\$2,398 | -0.41 % | 0                                          | 0         | 0.00 %  |
| Land Size         | 4000                                         | 4000                               | 0        | 0.00 %  | 4000                                      | 0        | 0.00 %  | 4920                                       | -\$9,951  | -1.57 % |

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| Characteristics           | Subject Characteristics                      | Comparable No. 1                         |  |  | Comparable No. 2                            |  |  | Comparable No. 3                            |  |  |
| Parcel ID #               | 09189 00350                                  | 09183 00450                              |  |  | 09181 00140                                 |  |  | 09200 00380                                 |  |  |
| Address                   | 33 FORDHAM ST<br>WILLISTON PARK, NY<br>11596 | 15 LEHIGH ST WILLISTON PARK, NY<br>11596 |  |  | 89 PRINCETON ST WILLISTON PARK,<br>NY 11596 |  |  | 92 DARTMOUTH ST WILLISTON PARK,<br>NY 11596 |  |  |
| Sale Type                 | N/A                                          | Valid                                    |  |  | Valid                                       |  |  | Valid                                       |  |  |
|                           |                                              |                                          |  |  |                                             |  |  |                                             |  |  |
| Sale Date                 | N/A                                          | Aug 16, 2018                             |  |  | Jul 06, 2018                                |  |  | Jan 24, 2018                                |  |  |
| Sale Price                | N/A                                          | \$500,000                                |  |  | \$525,000                                   |  |  | \$550,000                                   |  |  |
| adjRate                   | N/A                                          | 1.00000                                  |  |  | 1.00000                                     |  |  | 1.03494                                     |  |  |
| Time Adjustment           | N/A                                          | \$                                       |  |  | \$                                          |  |  | \$19,216                                    |  |  |
| Time Adjusted Sale Price  | N/A                                          | \$500,000                                |  |  | \$525,000                                   |  |  | \$569,216                                   |  |  |
| Total % Adjustment        | N/A                                          | -2.26 %                                  |  |  | -2.76 %                                     |  |  | -1.19 %                                     |  |  |
| Total Dollar Adjustment   | N/A                                          | -\$11,300                                |  |  | -\$14,503                                   |  |  | -\$6,797                                    |  |  |
| Adjusted Sales Price      | \$537,000                                    | \$488,700                                |  |  | \$510,497                                   |  |  | \$562,419                                   |  |  |
| Adj Sales Price / SQFT    | \$0.00                                       | \$370.79                                 |  |  | \$387.33                                    |  |  | \$426.72                                    |  |  |
| Gross \$ Adjustment       | N/A                                          | \$12,747                                 |  |  | \$16,022                                    |  |  | \$19,750                                    |  |  |
| # of adjustments          | N/A                                          | 3                                        |  |  | 5                                           |  |  | 4                                           |  |  |
| # of adjustments over 1 % | N/A                                          | 1                                        |  |  | 1                                           |  |  | 2                                           |  |  |
| Sales Comparison          |                                              |                                          |  |  |                                             |  |  |                                             |  |  |
| Characteristics           | Subject Characteristics                      | Comparable No.4                          |  |  | Comparable No.5                             |  |  | Comparable No.6                             |  |  |
| Parcel ID #               | 09189 00350                                  | 09179 00070                              |  |  | 09199 00130                                 |  |  | 09194 00380                                 |  |  |
| Address                   | 33 FORDHAM ST<br>WILLISTON PARK, NY<br>11596 | 9 YALE ST WILLISTON PARK, NY 11596       |  |  | 61 CORNELL ST WILLISTON PARK, NY<br>11596   |  |  | 100 FORDHAM ST WILLISTON PARK, NY<br>11596  |  |  |
| Sale Type                 | N/A                                          | Valid                                    |  |  | Valid                                       |  |  | Valid                                       |  |  |
|                           |                                              |                                          |  |  |                                             |  |  |                                             |  |  |
| Sale Date                 | N/A                                          | Aug 23, 2018                             |  |  | Dec 01, 2017                                |  |  | Feb 15, 2018                                |  |  |
| Sale Price                | N/A                                          | \$575,000                                |  |  | \$562,000                                   |  |  | \$615,000                                   |  |  |
| adjRate                   | N/A                                          | 1.00000                                  |  |  | 1.04088                                     |  |  | 1.02903                                     |  |  |
| Time Adjustment           | N/A                                          | \$                                       |  |  | \$22,974                                    |  |  | \$17,854                                    |  |  |
| Time Adjusted Sale Price  | N/A                                          | \$575,000                                |  |  | \$584,974                                   |  |  | \$632,854                                   |  |  |
| Total % Adjustment        | N/A                                          | -0.16 %                                  |  |  | -0.97 %                                     |  |  | -4.20 %                                     |  |  |
| Total Dollar Adjustment   | N/A                                          | -\$920                                   |  |  | -\$5,687                                    |  |  | -\$26,561                                   |  |  |
| Adjusted Sales Price      | \$537,000                                    | \$574,080                                |  |  | \$579,287                                   |  |  | \$606,293                                   |  |  |
| Adj Sales Price / SQFT    | \$0.00                                       | \$435.57                                 |  |  | \$439.52                                    |  |  | \$460.01                                    |  |  |
| Gross \$ Adjustment       | N/A                                          | \$24,955                                 |  |  | \$28,682                                    |  |  | \$33,791                                    |  |  |

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|                           |     |   |   |   |
|---------------------------|-----|---|---|---|
| # of adjustments          | N/A | 3 | 7 | 7 |
| # of adjustments over 1 % | N/A | 2 | 1 | 2 |