

# Nassau County Comparable Sales Report

| Sales Comparison        |                                         |                                   |          |         |                                        |           |         |                                   |           |         |
|-------------------------|-----------------------------------------|-----------------------------------|----------|---------|----------------------------------------|-----------|---------|-----------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics                 | Comparable No. 1                  |          |         | Comparable No. 2                       |           |         | Comparable No. 3                  |           |         |
| Parcel ID #             | 49156 00960                             | 49194 00010                       |          |         | 49023 01560                            |           |         | 49156 01000                       |           |         |
| Address                 | 28 CEDAR DR<br>FARMINGDALE, NY<br>11735 | 1 ELIZABETH DR BETHPAGE, NY 11714 |          |         | 88 WINDHORST AVE BETHPAGE, NY<br>11714 |           |         | 36 CEDAR DR FARMINGDALE, NY 11735 |           |         |
| Sale Type               | N/A                                     | Valid                             |          |         | Valid                                  |           |         | Valid                             |           |         |
|                         |                                         | Description                       | \$ Adj.  | % Adj.  | Description                            | \$ Adj.   | % Adj.  | Description                       | \$ Adj.   | % Adj.  |
| Living Area             | 1042                                    | 1032                              | \$1,301  | 0.28 %  | 1142                                   | -\$10,842 | -2.64 % | 1042                              | 0         | 0.00 %  |
| Attic                   | 298                                     | 0                                 | -\$5,953 | -1.29 % | 326                                    | \$437     | 0.11 %  | 298                               | 0         | 0.00 %  |
| Style                   | Cape                                    | Ranch                             | -\$377   | -0.08 % | Cape                                   | 0         | 0.00 %  | Cape                              | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 1-0-3                                   | 1-0-3                             | 0        | 0.00 %  | 1-0-3                                  | 0         | 0.00 %  | 2-0-6                             | -\$13,158 | -3.42 % |
| Year Built Depreciation | 1948-89.95                              | 1951-90.30                        | -\$1,761 | -0.38 % | 1952-90.64                             | -\$3,107  | -0.76 % | 1948-89.95                        | 0         | 0.00 %  |
| Ext Wall                | Mas/Frame                               | Alum/Vinyl                        | \$2,536  | 0.55 %  | Alum/Vinyl                             | \$2,257   | 0.55 %  | Mas/Frame                         | 0         | 0.00 %  |
| Parking                 | Det-294                                 | Det-360                           | -\$1,242 | -0.27 % | 0                                      | \$3,923   | 0.96 %  | 0                                 | \$3,681   | 0.96 %  |
| Terrace Or Patio        | 0                                       | Pto-374                           | -\$2,652 | -0.58 % | 0                                      | 0         | 0.00 %  | 0                                 | 0         | 0.00 %  |
| Porch                   | 0                                       | Op-16                             | -\$678   | -0.15 % | 0                                      | 0         | 0.00 %  | Op-120/Ep-80                      | -\$4,317  | -1.12 % |
| Wood Deck               | 0                                       | 0                                 | 0        | 0.00 %  | 0                                      | 0         | 0.00 %  | 0                                 | 0         | 0.00 %  |
| Land Size               | 5500                                    | 6270                              | -\$4,598 | -1.00 % | 5500                                   | 0         | 0.00 %  | 5500                              | 0         | 0.00 %  |

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|-------------------------|-----------------------------------------|--------------------------------------|----------|---------|------------------------------------------|----------|---------|--------------------------------------|----------|---------|
| Characteristics         | Subject Characteristics                 | Comparable No.4                      |          |         | Comparable No.5                          |          |         | Comparable No.6                      |          |         |
| Parcel ID #             | 49156 00960                             | 49193 00110                          |          |         | 52528 00140                              |          |         | 52376 00070                          |          |         |
| Address                 | 28 CEDAR DR<br>FARMINGDALE, NY<br>11735 | 16 NORMANDY DR BETHPAGE, NY<br>11714 |          |         | 328 VIRGINIA AVE MASSAPEQUA, NY<br>11758 |          |         | 12 MOHAWK DR MASSAPEQUA, NY<br>11758 |          |         |
| Sale Type               | N/A                                     | Valid                                |          |         | Valid                                    |          |         | Valid                                |          |         |
|                         |                                         | Description                          | \$ Adj.  | % Adj.  | Description                              | \$ Adj.  | % Adj.  | Description                          | \$ Adj.  | % Adj.  |
| Living Area             | 1042                                    | 1032                                 | \$1,158  | 0.28 %  | 1025                                     | \$2,049  | 0.48 %  | 984                                  | \$7,014  | 1.69 %  |
| Attic                   | 298                                     | 0                                    | -\$5,299 | -1.29 % | 0                                        | -\$5,493 | -1.29 % | 0                                    | -\$5,367 | -1.29 % |
| Style                   | Cape                                    | Ranch                                | -\$336   | -0.08 % | Ranch                                    | -\$348   | -0.08 % | Ranch                                | -\$340   | -0.08 % |
| Bathrooms And Fixtures  | 1-0-3                                   | 1-0-4                                | -\$5,880 | -1.43 % | 1-0-3                                    | 0        | 0.00 %  | 1-0-3                                | 0        | 0.00 %  |
| Year Built Depreciation | 1948-89.95                              | 1951-90.30                           | -\$1,568 | -0.38 % | 1958-91.64                               | -\$7,834 | -1.84 % | 1953-90.64                           | -\$3,146 | -0.76 % |
| Ext Wall                | Mas/Frame                               | Alum/Vinyl                           | \$2,257  | 0.55 %  | Alum/Vinyl                               | \$2,340  | 0.55 %  | Alum/Vinyl                           | \$2,286  | 0.55 %  |
| Parking                 | Det-294                                 | Det-336                              | -\$714   | -0.17 % | Det-280                                  | \$256    | 0.06 %  | Att-210                              | -\$3,357 | -0.81 % |
| Terrace Or Patio        | 0                                       | 0                                    | 0        | 0.00 %  | 0                                        | 0        | 0.00 %  | Pto-42                               | -\$515   | -0.12 % |
| Porch                   | 0                                       | Op-168                               | -\$4,088 | -1.00 % | 0                                        | 0        | 0.00 %  | 0                                    | 0        | 0.00 %  |
| Wood Deck               | 0                                       | 0                                    | 0        | 0.00 %  | 80                                       | -\$1,742 | -0.41 % | 0                                    | 0        | 0.00 %  |
| Land Size               | 5500                                    | 5814                                 | -\$1,739 | -0.42 % | 4900                                     | \$3,775  | 0.89 %  | 6000                                 | -\$2,757 | -0.66 % |

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|---------------------------|-----------------------------------------|--------------------------------------|--|--|------------------------------------------|--|--|--------------------------------------|--|--|
| Characteristics           | Subject Characteristics                 | Comparable No. 1                     |  |  | Comparable No. 2                         |  |  | Comparable No. 3                     |  |  |
| Parcel ID #               | 49156 00960                             | 49194 00010                          |  |  | 49023 01560                              |  |  | 49156 01000                          |  |  |
| Address                   | 28 CEDAR DR<br>FARMINGDALE, NY<br>11735 | 1 ELIZABETH DR BETHPAGE, NY 11714    |  |  | 88 WINDHORST AVE BETHPAGE, NY<br>11714   |  |  | 36 CEDAR DR FARMINGDALE, NY 11735    |  |  |
| Sale Type                 | N/A                                     | Valid                                |  |  | Valid                                    |  |  | Valid                                |  |  |
|                           |                                         |                                      |  |  |                                          |  |  |                                      |  |  |
| Sale Date                 | N/A                                     | Jul 26, 2018                         |  |  | Aug 20, 2018                             |  |  | Mar 19, 2018                         |  |  |
| Sale Price                | N/A                                     | \$460,600                            |  |  | \$410,000                                |  |  | \$375,000                            |  |  |
| adjRate                   | N/A                                     | 1.00000                              |  |  | 1.00000                                  |  |  | 1.02585                              |  |  |
| Time Adjustment           | N/A                                     | \$                                   |  |  | \$                                       |  |  | \$9,693                              |  |  |
| Time Adjusted Sale Price  | N/A                                     | \$460,600                            |  |  | \$410,000                                |  |  | \$384,693                            |  |  |
| Total % Adjustment        | N/A                                     | -2.91 %                              |  |  | -1.79 %                                  |  |  | -3.59 %                              |  |  |
| Total Dollar Adjustment   | N/A                                     | -\$13,425                            |  |  | -\$7,332                                 |  |  | -\$13,795                            |  |  |
| Adjusted Sales Price      | \$410,000                               | \$447,175                            |  |  | \$402,668                                |  |  | \$370,898                            |  |  |
| Adj Sales Price / SQFT    | \$0.00                                  | \$429.15                             |  |  | \$386.44                                 |  |  | \$355.95                             |  |  |
| Gross \$ Adjustment       | N/A                                     | \$21,098                             |  |  | \$20,565                                 |  |  | \$21,156                             |  |  |
| # of adjustments          | N/A                                     | 9                                    |  |  | 5                                        |  |  | 3                                    |  |  |
| # 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 #               | 49156 00960                             | 49193 00110                          |  |  | 52528 00140                              |  |  | 52376 00070                          |  |  |
| Address                   | 28 CEDAR DR<br>FARMINGDALE, NY<br>11735 | 16 NORMANDY DR BETHPAGE, NY<br>11714 |  |  | 328 VIRGINIA AVE MASSAPEQUA, NY<br>11758 |  |  | 12 MOHAWK DR MASSAPEQUA, NY<br>11758 |  |  |
| Sale Type                 | N/A                                     | Valid                                |  |  | Valid                                    |  |  | Valid                                |  |  |
|                           |                                         |                                      |  |  |                                          |  |  |                                      |  |  |
| Sale Date                 | N/A                                     | Oct 12, 2018                         |  |  | Aug 29, 2018                             |  |  | May 31, 2018                         |  |  |
| Sale Price                | N/A                                     | \$410,000                            |  |  | \$425,000                                |  |  | \$410,000                            |  |  |
| adjRate                   | N/A                                     | 1.00000                              |  |  | 1.00000                                  |  |  | 1.01284                              |  |  |
| Time Adjustment           | N/A                                     | \$                                   |  |  | \$                                       |  |  | \$5,265                              |  |  |
| Time Adjusted Sale Price  | N/A                                     | \$410,000                            |  |  | \$425,000                                |  |  | \$415,265                            |  |  |
| Total % Adjustment        | N/A                                     | -3.95 %                              |  |  | -1.65 %                                  |  |  | -1.49 %                              |  |  |
| Total Dollar Adjustment   | N/A                                     | -\$16,209                            |  |  | -\$6,997                                 |  |  | -\$6,183                             |  |  |
| Adjusted Sales Price      | \$410,000                               | \$393,791                            |  |  | \$418,003                                |  |  | \$409,082                            |  |  |
| Adj Sales Price / SQFT    | \$0.00                                  | \$377.92                             |  |  | \$401.15                                 |  |  | \$392.59                             |  |  |
| Gross \$ Adjustment       | N/A                                     | \$23,039                             |  |  | \$23,838                                 |  |  | \$24,783                             |  |  |

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|                           |     |   |   |   |
|---------------------------|-----|---|---|---|
| # of adjustments          | N/A | 9 | 8 | 8 |
| # of adjustments over 1 % | N/A | 2 | 2 | 2 |