

Nassau County Comparable Sales Report

| Sales Comparison | | | | | | | | | | |
|-------------------------|--------------------------------------|--------------------------------------|-----------|---------|--------------------------------------|----------|---------|---------------------------------------|-----------|---------|
| Characteristics | Subject Characteristics | Comparable No. 1 | | | Comparable No. 2 | | | Comparable No. 3 | | |
| Parcel ID # | 10040 00050 | 10045 00020 | | | 10035 00980 | | | 10039 00140 | | |
| Address | 306 CURTIS AVE CARLE PLACE, NY 11514 | 318 WRIGHT AVE CARLE PLACE, NY 11514 | | | 273 CURTIS AVE CARLE PLACE, NY 11514 | | | 38 LINDBERG AVE CARLE PLACE, NY 11514 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1313 | 1305 | \$973 | 0.18 % | 1242 | \$9,079 | 1.64 % | 1313 | 0 | 0.00 % |
| Upper Living Area | 563 | 375 | -\$1,740 | -0.32 % | 0 | -\$6,152 | -1.11 % | 563 | 0 | 0.00 % |
| Attic | 0 | 0 | 0 | 0.00 % | 300 | \$7,296 | 1.32 % | 0 | 0 | 0.00 % |
| No Basement | None | None | 0 | 0.00 % | None | 0 | 0.00 % | None | 0 | 0.00 % |
| Style | Cape | Cape | 0 | 0.00 % | Cape | 0 | 0.00 % | Cape | 0 | 0.00 % |
| Bathrooms And Fixtures | 1-0-3 | 2-1-8 | -\$26,130 | -4.81 % | 1-0-3 | 0 | 0.00 % | 1-1-5 | -\$12,637 | -2.53 % |
| Year Built Depreciation | 1948-85.47 | 1948-85.47 | 0 | 0.00 % | 1948-85.47 | 0 | 0.00 % | 1948-85.47 | 0 | 0.00 % |
| Parking | Det-280 | Det-264 | -\$2,337 | -0.43 % | Det-280 | 0 | 0.00 % | Att-276 | -\$6,524 | -1.31 % |
| Terrace Or Patio | Pto-54 | 0 | \$836 | 0.15 % | 0 | \$851 | 0.15 % | 0 | \$767 | 0.15 % |
| Porch | 0 | Op-28 | -\$1,295 | -0.24 % | 0 | 0 | 0.00 % | Op-192 | -\$5,419 | -1.09 % |
| Land Size | 6000 | 6000 | 0 | 0.00 % | 6060 | -\$422 | -0.08 % | 8000 | -\$10,872 | -2.18 % |

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| Sales Comparison | | | | | | | | | | |
|-------------------------|--------------------------------------|--------------------------------------|----------|---------|--------------------------------------|-----------|---------|--------------------------------------|-----------|---------|
| Characteristics | Subject Characteristics | Comparable No.4 | | | Comparable No.5 | | | Comparable No.6 | | |
| Parcel ID # | 10040 00050 | 10035 01050 | | | 10040 00100 | | | 10035 00280 | | |
| Address | 306 CURTIS AVE CARLE PLACE, NY 11514 | 245 CURTIS AVE CARLE PLACE, NY 11514 | | | 307 WRIGHT AVE CARLE PLACE, NY 11514 | | | 288 MALLARD RD CARLE PLACE, NY 11514 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1313 | 1050 | \$31,973 | 6.76 % | 1550 | -\$26,561 | -4.74 % | 1080 | \$28,046 | 5.88 % |
| Upper Living Area | 563 | 0 | -\$5,257 | -1.11 % | 563 | 0 | 0.00 % | 0 | -\$5,298 | -1.11 % |
| Attic | 0 | 300 | \$6,234 | 1.32 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| No Basement | None | None | 0 | 0.00 % | None | 0 | 0.00 % | Full | -\$31,289 | -6.56 % |
| Style | Cape | Cape | 0 | 0.00 % | Cape | 0 | 0.00 % | Ranch | -\$391 | -0.08 % |
| Bathrooms And Fixtures | 1-0-3 | 1-0-3 | 0 | 0.00 % | 2-0-6 | -\$19,179 | -3.42 % | 1-0-3 | 0 | 0.00 % |
| Year Built Depreciation | 1948-85.47 | 1948-85.47 | 0 | 0.00 % | 1948-85.47 | 0 | 0.00 % | 1955-86.66 | -\$6,526 | -1.37 % |
| Parking | Det-280 | Det-220 | \$2,220 | 0.47 % | Det-280 | 0 | 0.00 % | Det-308 | -\$569 | -0.12 % |
| Terrace Or Patio | Pto-54 | 0 | \$727 | 0.15 % | 0 | \$862 | 0.15 % | Pto-96 | -\$422 | -0.09 % |
| Porch | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Land Size | 6000 | 5340 | \$4,242 | 0.90 % | 6000 | 0 | 0.00 % | 5650 | \$2,200 | 0.46 % |

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Sales Comparison

| Characteristics | Subject Characteristics | Comparable No. 1 | Comparable No. 2 | Comparable No. 3 |
|----------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|---------------------------------------|
| Parcel ID # | 10040 00050 | 10045 00020 | 10035 00980 | 10039 00140 |
| Address | 306 CURTIS AVE CARLE PLACE, NY 11514 | 318 WRIGHT AVE CARLE PLACE, NY 11514 | 273 CURTIS AVE CARLE PLACE, NY 11514 | 38 LINDBERG AVE CARLE PLACE, NY 11514 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Aug 14, 2017 | Sep 14, 2016 | Sep 15, 2017 |
| Sale Price | N/A | \$515,000 | \$497,000 | \$475,000 |
| adjRate | N/A | 1.05582 | 1.11453 | 1.05062 |
| Time Adjustment | N/A | \$28,746 | \$56,921 | \$24,043 |
| Time Adjusted Sale Price | N/A | \$543,746 | \$553,921 | \$499,043 |
| Total % Adjustment | N/A | -5.46 % | 1.92 % | -6.95 % |
| Total Dollar Adjustment | N/A | -\$29,694 | \$10,652 | -\$34,685 |
| Adjusted Sales Price | \$496,000 | \$514,053 | \$564,573 | \$464,358 |
| Adj Sales Price / SQFT | \$0.00 | \$391.51 | \$429.99 | \$353.66 |
| Gross \$ Adjustment | N/A | \$33,310 | \$23,800 | \$36,219 |
| # of adjustments | N/A | 6 | 5 | 5 |
| # of adjustments over 1 % | N/A | 1 | 3 | 4 |

Sales Comparison

| Characteristics | Subject Characteristics | Comparable No.4 | Comparable No.5 | Comparable No.6 |
|----------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Parcel ID # | 10040 00050 | 10035 01050 | 10040 00100 | 10035 00280 |
| Address | 306 CURTIS AVE CARLE PLACE, NY 11514 | 245 CURTIS AVE CARLE PLACE, NY 11514 | 307 WRIGHT AVE CARLE PLACE, NY 11514 | 288 MALLARD RD CARLE PLACE, NY 11514 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Sep 08, 2017 | Jul 20, 2015 | Apr 09, 2018 |
| Sale Price | N/A | \$450,500 | \$474,000 | \$470,000 |
| adjRate | N/A | 1.05062 | 1.18292 | 1.01492 |
| Time Adjustment | N/A | \$22,803 | \$86,706 | \$7,014 |
| Time Adjusted Sale Price | N/A | \$473,303 | \$560,706 | \$477,014 |
| Total % Adjustment | N/A | 8.48 % | -8.00 % | -2.99 % |
| Total Dollar Adjustment | N/A | \$40,139 | -\$44,878 | -\$14,249 |
| Adjusted Sales Price | \$496,000 | \$513,442 | \$515,828 | \$462,765 |
| Adj Sales Price / SQFT | \$0.00 | \$391.05 | \$392.86 | \$352.45 |
| Gross \$ Adjustment | N/A | \$50,653 | \$46,601 | \$74,741 |
| # of adjustments | N/A | 6 | 3 | 8 |
| # of adjustments over 1 % | N/A | 3 | 2 | 4 |

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TENTATIVE