

# Nassau County Comparable Sales Report

| Sales Comparison        |                            |                                 |           |         |                                  |           |         |                                 |           |         |
|-------------------------|----------------------------|---------------------------------|-----------|---------|----------------------------------|-----------|---------|---------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics    | Comparable No. 1                |           |         | Comparable No. 2                 |           |         | Comparable No. 3                |           |         |
| Parcel ID #             | 32546 00450                | 32591 00300                     |           |         | 32592 00010                      |           |         | 32592 00360                     |           |         |
| Address                 | 1396 L ST ELMONT, NY 11003 | 573 CAMERON ST ELMONT, NY 11003 |           |         | 594 MEACHAM AVE ELMONT, NY 11003 |           |         | 609 CAMERON ST ELMONT, NY 11003 |           |         |
| Sale Type               | N/A                        | Valid                           |           |         | Valid                            |           |         | Valid                           |           |         |
|                         |                            | Description                     | \$ Adj.   | % Adj.  | Description                      | \$ Adj.   | % Adj.  | Description                     | \$ Adj.   | % Adj.  |
| Living Area             | 1152                       | 1608                            | -\$27,188 | -9.29 % | 1250                             | -\$9,170  | -2.36 % | 1511                            | -\$36,544 | -7.63 % |
| Upper Living Area       | 384                        | 540                             | \$783     | 0.27 %  | 288                              | -\$698    | -0.18 % | 420                             | \$308     | 0.06 %  |
| Attic                   | 0                          | 0                               | 0         | 0.00 %  | 0                                | 0         | 0.00 %  | 0                               | 0         | 0.00 %  |
| No Basement             | Full                       | Full                            | 0         | 0.00 %  | Full                             | 0         | 0.00 %  | Full                            | 0         | 0.00 %  |
| Basement                | 0                          | 0                               | 0         | 0.00 %  | 49                               | -\$2,008  | -0.52 % | 0                               | 0         | 0.00 %  |
| Rec Room                | 0                          | 0                               | 0         | 0.00 %  | 288                              | -\$5,985  | -1.54 % | 420                             | -\$10,193 | -2.13 % |
| Style                   | Cape                       | Old Style                       | -\$2,828  | -0.97 % | Bungalow, Cottage                | -\$6,387  | -1.64 % | Cape                            | 0         | 0.00 %  |
| Quality                 | C-                         | C-                              | 0         | 0.00 %  | C                                | -\$10,867 | -2.80 % | C-                              | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 2-0-7                      | 1-0-3                           | \$12,716  | 4.35 %  | 2-0-6                            | \$3,020   | 0.78 %  | 2-0-6                           | \$3,723   | 0.78 %  |
| Year Built Depreciation | 1954-87.80                 | 1938-87.80                      | 0         | 0.00 %  | 1923-85.47                       | \$10,574  | 2.72 %  | 1954-88.89                      | -\$5,919  | -1.24 % |
| Ext Wall                | Frame                      | Composition                     | \$1,677   | 0.57 %  | Brick                            | -\$8,791  | -2.26 % | Mas/Frame                       | -\$7,629  | -1.59 % |
| Fireplace               | 0                          | 0                               | 0         | 0.00 %  | 2                                | -\$1,703  | -0.44 % | 0                               | 0         | 0.00 %  |
| Parking                 | Att-240                    | Det-160                         | \$5,127   | 1.75 %  | Det-216                          | \$5,716   | 1.47 %  | Att-484                         | -\$6,749  | -1.41 % |
| Terrace Or Patio        | 0                          | Pto-154                         | -\$990    | -0.34 % | 0                                | 0         | 0.00 %  | 0                               | 0         | 0.00 %  |
| Porch                   | 0                          | 0                               | 0         | 0.00 %  | Op-20                            | -\$704    | -0.18 % | 0                               | 0         | 0.00 %  |
| Wood Deck               | 0                          | 0                               | 0         | 0.00 %  | 0                                | 0         | 0.00 %  | 120                             | -\$2,694  | -0.56 % |
| Land Size               | 6300                       | 4880                            | \$5,778   | 1.97 %  | 4697                             | \$8,836   | 2.27 %  | 7901                            | -\$8,235  | -1.72 % |
| Location                | 0                          | 0                               | 0         | 0.00 %  | MajorHwy                         | \$8,551   | 2.20 %  | 0                               | 0         | 0.00 %  |
| Fronting                | 0                          | 0                               | 0         | 0.00 %  | SecondaryArtery                  | \$13,613  | 3.50 %  | ResidentialStreet               | 0         | 0.00 %  |

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|-------------------------|----------------------------|----------------------------|-----------|---------|--------------------------|----------|---------|----------------------------|-----------|---------|
| Characteristics         | Subject Characteristics    | Comparable No.4            |           |         | Comparable No.5          |          |         | Comparable No.6            |           |         |
| Parcel ID #             | 32546 00450                | 32545 0144A                |           |         | 32592 00180              |          |         | 35085 0126A                |           |         |
| Address                 | 1396 L ST ELMONT, NY 11003 | 1426 L ST ELMONT, NY 11003 |           |         | 25 I ST ELMONT, NY 11003 |          |         | 1321 E ST ELMONT, NY 11003 |           |         |
| Sale Type               | N/A                        | Valid                      |           |         | Valid                    |          |         | Valid                      |           |         |
|                         |                            | Description                | \$ Adj.   | % Adj.  | Description              | \$ Adj.  | % Adj.  | Description                | \$ Adj.   | % Adj.  |
| Living Area             | 1152                       | 1460                       | -\$31,799 | -6.69 % | 776                      | \$56,206 | 12.25 % | 713                        | \$53,850  | 15.06 % |
| Upper Living Area       | 384                        | 0                          | -\$3,845  | -0.81 % | 0                        | -\$3,714 | -0.81 % | 0                          | -\$2,894  | -0.81 % |
| Attic                   | 0                          | 272                        | \$5,734   | 1.21 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| No Basement             | Full                       | Full                       | 0         | 0.00 %  | Full                     | 0        | 0.00 %  | None                       | \$25,096  | 7.02 %  |
| Basement                | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Rec Room                | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Style                   | Cape                       | Old Style                  | -\$4,591  | -0.97 % | Bungalow, Cottage        | -\$7,541 | -1.64 % | Bungalow, Cottage          | -\$5,875  | -1.64 % |
| Quality                 | C-                         | C-                         | 0         | 0.00 %  | D                        | \$34,741 | 7.57 %  | C-                         | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 2-0-7                      | 3-0-10                     | -\$8,431  | -1.77 % | 1-0-3                    | \$19,943 | 4.35 %  | 1-0-3                      | \$15,537  | 4.35 %  |
| Year Built Depreciation | 1954-87.80                 | 1936-87.80                 | 0         | 0.00 %  | 1940-87.80               | 0        | 0.00 %  | 1965-90.98                 | -\$12,506 | -3.50 % |
| Ext Wall                | Frame                      | Alum/Vinyl                 | -\$4,989  | -1.05 % | Alum/Vinyl               | -\$4,820 | -1.05 % | Alum/Vinyl                 | -\$3,755  | -1.05 % |
| Fireplace               | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Parking                 | Att-240                    | 0                          | \$9,454   | 1.99 %  | Det-216                  | \$6,326  | 1.38 %  | 0                          | \$7,116   | 1.99 %  |
| Terrace Or Patio        | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Porch                   | 0                          | Op-180                     | -\$4,960  | -1.04 % | Op-40                    | -\$1,513 | -0.33 % | 0                          | 0         | 0.00 %  |
| Wood Deck               | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Land Size               | 6300                       | 4320                       | \$13,921  | 2.93 %  | 4836                     | \$9,386  | 2.05 %  | 4160                       | \$11,542  | 3.23 %  |
| Location                | 0                          | 0                          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |
| Fronting                | 0                          | ResidentialStreet          | 0         | 0.00 %  | 0                        | 0        | 0.00 %  | 0                          | 0         | 0.00 %  |

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| Sale Type                 | N/A                        | Valid                           |  |  | Valid                            |  |  | Valid                           |  |  |
|                           |                            |                                 |  |  |                                  |  |  |                                 |  |  |
| Sale Date                 | N/A                        | Dec 13, 2017                    |  |  | Mar 29, 2018                     |  |  | Jul 21, 2014                    |  |  |
| Sale Price                | N/A                        | \$280,000                       |  |  | \$379,000                        |  |  | \$375,000                       |  |  |
| adjRate                   | N/A                        | 1.04494                         |  |  | 1.02544                          |  |  | 1.27772                         |  |  |
| Time Adjustment           | N/A                        | \$12,584                        |  |  | \$9,641                          |  |  | \$104,147                       |  |  |
| Time Adjusted Sale Price  | N/A                        | \$292,584                       |  |  | \$388,641                        |  |  | \$479,147                       |  |  |
| Total % Adjustment        | N/A                        | -1.68 %                         |  |  | 1.03 %                           |  |  | -15.43 %                        |  |  |
| Total Dollar Adjustment   | N/A                        | -\$4,926                        |  |  | \$3,995                          |  |  | -\$73,932                       |  |  |
| Adjusted Sales Price      | \$427,000                  | \$287,657                       |  |  | \$392,636                        |  |  | \$405,214                       |  |  |
| Adj Sales Price / SQFT    | \$0.00                     | \$249.70                        |  |  | \$340.83                         |  |  | \$351.75                        |  |  |
| Gross \$ Adjustment       | N/A                        | \$57,086                        |  |  | \$96,624                         |  |  | \$81,994                        |  |  |
| # of adjustments          | N/A                        | 8                               |  |  | 15                               |  |  | 9                               |  |  |
| # of adjustments over 1 % | N/A                        | 4                               |  |  | 10                               |  |  | 6                               |  |  |
| Sales Comparison          |                            |                                 |  |  |                                  |  |  |                                 |  |  |
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| Sale Type                 | N/A                        | Valid                           |  |  | Valid                            |  |  | Valid                           |  |  |
|                           |                            |                                 |  |  |                                  |  |  |                                 |  |  |
| Sale Date                 | N/A                        | Apr 18, 2014                    |  |  | Apr 19, 2018                     |  |  | Sep 24, 2018                    |  |  |
| Sale Price                | N/A                        | \$369,000                       |  |  | \$450,310                        |  |  | \$357,500                       |  |  |
| adjRate                   | N/A                        | 1.28725                         |  |  | 1.01902                          |  |  | 1.00000                         |  |  |
| Time Adjustment           | N/A                        | \$105,997                       |  |  | \$8,564                          |  |  | \$                              |  |  |
| Time Adjusted Sale Price  | N/A                        | \$474,997                       |  |  | \$458,874                        |  |  | \$357,500                       |  |  |
| Total % Adjustment        | N/A                        | -6.21 %                         |  |  | 23.76 %                          |  |  | 24.65 %                         |  |  |
| Total Dollar Adjustment   | N/A                        | -\$29,506                       |  |  | \$109,014                        |  |  | \$88,111                        |  |  |
| Adjusted Sales Price      | \$427,000                  | \$445,491                       |  |  | \$567,889                        |  |  | \$445,611                       |  |  |
| Adj Sales Price / SQFT    | \$0.00                     | \$386.71                        |  |  | \$492.96                         |  |  | \$386.82                        |  |  |
| Gross \$ Adjustment       | N/A                        | \$87,725                        |  |  | \$144,190                        |  |  | \$138,171                       |  |  |
| # of adjustments          | N/A                        | 9                               |  |  | 9                                |  |  | 9                               |  |  |
| # of adjustments over 1 % | N/A                        | 7                               |  |  | 7                                |  |  | 8                               |  |  |

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TENTATIVE