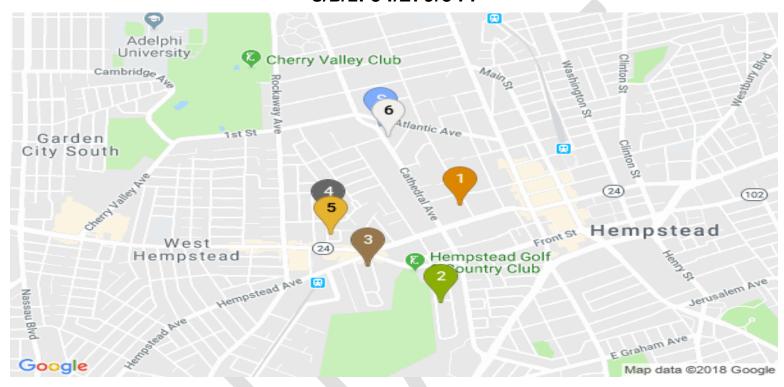
Nassau County Comparable Sales Report S/B/L: 34/279/344

| Subject | Your property has been valued using mass appraisal techniques. | Sale #1 | Image Not Found | Sale #3 |
|--------------------------|--|---|---|--|
| Property Address | 220 CATHEDRAL AVE | 33 HILTON AVE HEMPSTEAD, NY | 99 SUNSET DR HEMPSTEAD, NY | 31 LONG DR HEMPSTEAD, NY |
| | HEMPSTEAD, NY 11550 | 11550 | 11550 | 11550 |
| Town/School Dist/Village | H-1001-HEM | H-1001-HEM | H-1001-HEM | H-1001-HEM |
| Account Number | 34279 03440 | 34294 00110 | 35452 01630 | 35368 00480 |
| Sale Date | | July 10, 2018 | December 15, 2017 | October 12, 2017 |
| Sale Price | | \$499,000 | \$300,000 | \$489,900 |
| Time Adjustment Factor | | 1 | 1.03 | 1.04 |
| Time Adjusted Sale Price | | \$499,000 | \$309,018 | \$508,915 |
| Total % Adjustment | | 0.77 % | 11.32 % | -2.66 % |
| Adjusted Sales Price | | \$502,862 | \$344,011 | \$495,373 |
| Subject | Your property has been valued using mass appraisal techniques. | Sale #4 | Sale #5 | Sale #6 |
| Property Address | 220 CATHEDRAL AVE HEMPSTEAD, NY 11550 | 66 STRATFORD RD WEST HEMPSTEAD, NY 11552 | 34 STRATFORD RD WEST HEMPSTEAD, NY 11552 | 194 CATHEDRAL AVE HEMPSTEAD, NY 11550 |
| Town/School Dist/Village | H-1001-HEM | H-1027 | H-1027 | H-1001-HEM |
| Account Number | 34279 03440 | 34314 0127A | 34316 0115A | 34279 01070 |
| Sale Date | | May 17, 2018 | March 12, 2018 | February 5, 2018 |
| Sale Price | | \$610,000 | \$300,000 | \$585,000 |
| Time Adjustment Factor | | 1.01 | 1.02 | 1.02 |
| T: A I: 1 LC L D : | | | | |
| Time Adjusted Sale Price | | \$615,184 | \$305,120 | \$597,508 |
| Total % Adjustment | | \$615,184 -1.13 % | \$305,120 16.53 % | \$597,508 -0.29 % |

Nassau County Comparable Sales Report S/B/L: 34/279/344



A comprehensive search of sales in the immediate area was completed. The sales presented are most similar in terms of property characteristics related to the subject property. All of the sales are located in the same community and are in close proximity to the Subject Property. Market derived adjustments are applied to the comparable sales for differences as related to the Subject Property. With all relevant factors considered, the indicated market value is well supported with an effective date of valuation, January 2, 2019.

| Subject Market Value: | \$529,000 | As of | January 2, 2019 | |
|-----------------------|-----------|--------------|-----------------|--|
| | | _ | | |