

# Nassau County Comparable Sales Report

| Sales Comparison        |                                     |                                  |          |         |                                         |          |         |                                           |          |         |
|-------------------------|-------------------------------------|----------------------------------|----------|---------|-----------------------------------------|----------|---------|-------------------------------------------|----------|---------|
| Characteristics         | Subject Characteristics             | Comparable No. 1                 |          |         | Comparable No. 2                        |          |         | Comparable No. 3                          |          |         |
| Parcel ID #             | 52417 00080                         | 52417 00060                      |          |         | 52059 00440                             |          |         | 52118 00480                               |          |         |
| Address                 | 1089 JEROME ST<br>SEAFORD, NY 11783 | 1077 JEROME ST SEAFORD, NY 11783 |          |         | 181 TORONTO AVE MASSAPEQUA, NY<br>11758 |          |         | 251 N SUFFOLK AVE MASSAPEQUA, NY<br>11758 |          |         |
| Sale Type               | N/A                                 | Valid                            |          |         | Valid                                   |          |         | Valid                                     |          |         |
|                         |                                     | Description                      | \$ Adj.  | % Adj.  | Description                             | \$ Adj.  | % Adj.  | Description                               | \$ Adj.  | % Adj.  |
| Living Area             | 1320                                | 1176                             | \$15,820 | 3.44 %  | 1142                                    | \$16,500 | 4.33 %  | 1260                                      | \$6,604  | 1.37 %  |
| Upper Living Area       | 0                                   | 0                                | 0        | 0.00 %  | 0                                       | 0        | 0.00 %  | 420                                       | \$4,247  | 0.88 %  |
| Attic                   | 336                                 | 336                              | 0        | 0.00 %  | 326                                     | -\$143   | -0.04 % | 0                                         | -\$6,916 | -1.43 % |
| Rec Room                | 420                                 | 0                                | \$10,008 | 2.17 %  | 0                                       | \$8,289  | 2.17 %  | 0                                         | \$10,480 | 2.17 %  |
| Style                   | Cape                                | Cape                             | 0        | 0.00 %  | 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 %  | 1-0-3                                     | 0        | 0.00 %  |
| Year Built Depreciation | 1953-87.80                          | 1953-88.53                       | -\$3,830 | -0.83 % | 1949-87.80                              | 0        | 0.00 %  | 1954-88.89                                | -\$5,956 | -1.24 % |
| Ext Wall                | Alum/Vinyl                          | Composition                      | \$7,555  | 1.64 %  | Composition                             | \$6,257  | 1.64 %  | Alum/Vinyl                                | 0        | 0.00 %  |
| Heat System             | Cntrl Ht                            | Cntrl Ht                         | 0        | 0.00 %  | Cntrl Ht                                | 0        | 0.00 %  | Cntrl Ht                                  | 0        | 0.00 %  |
| Fireplace               | 0                                   | 0                                | 0        | 0.00 %  | 0                                       | 0        | 0.00 %  | 0                                         | 0        | 0.00 %  |
| Parking                 | Det-294                             | Det-308                          | -\$272   | -0.06 % | 0                                       | \$3,649  | 0.96 %  | Att-200                                   | -\$3,558 | -0.74 % |
| Terrace Or Patio        | 0                                   | 0                                | 0        | 0.00 %  | 0                                       | 0        | 0.00 %  | Pto-150                                   | -\$1,603 | -0.33 % |
| Porch                   | 0                                   | 0                                | 0        | 0.00 %  | 0                                       | 0        | 0.00 %  | 0                                         | 0        | 0.00 %  |
| Wood Deck               | 0                                   | 50                               | -\$1,274 | -0.28 % | 0                                       | 0        | 0.00 %  | 0                                         | 0        | 0.00 %  |
| Land Size               | 6600                                | 6600                             | 0        | 0.00 %  | 6000                                    | \$2,793  | 0.73 %  | 6000                                      | \$3,531  | 0.73 %  |

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| Characteristics         | Subject Characteristics             | Comparable No.4                         |           |         | Comparable No.5                      |           |         | Comparable No.6                               |          |         |
| Parcel ID #             | 52417 00080                         | 52327 00160                             |           |         | 52335 00060                          |           |         | 52120 00900                                   |          |         |
| Address                 | 1089 JEROME ST<br>SEAFORD, NY 11783 | 570 SUFFOLK AVE MASSAPEQUA, NY<br>11758 |           |         | 11 DOVER AVE MASSAPEQUA, NY<br>11758 |           |         | 825 NORTH CENTRAL AVE<br>MASSAPEQUA, NY 11758 |          |         |
| Sale Type               | N/A                                 | Valid                                   |           |         | Valid                                |           |         | Valid                                         |          |         |
|                         |                                     | Description                             | \$ Adj.   | % Adj.  | Description                          | \$ Adj.   | % Adj.  | Description                                   | \$ Adj.  | % Adj.  |
| Living Area             | 1320                                | 1634                                    | -\$31,018 | -6.05 % | 1290                                 | \$3,715   | 0.67 %  | 1300                                          | \$1,820  | 0.45 %  |
| Upper Living Area       | 0                                   | 0                                       | 0         | 0.00 %  | 0                                    | 0         | 0.00 %  | 0                                             | 0        | 0.00 %  |
| Attic                   | 336                                 | 341                                     | \$96      | 0.02 %  | 0                                    | -\$7,899  | -1.43 % | 364                                           | \$421    | 0.10 %  |
| Rec Room                | 420                                 | 0                                       | \$11,144  | 2.17 %  | 600                                  | -\$4,016  | -0.73 % | 0                                             | \$8,842  | 2.17 %  |
| Style                   | Cape                                | Cape                                    | 0         | 0.00 %  | Ranch                                | -\$451    | -0.08 % | Cape                                          | 0        | 0.00 %  |
| Bathrooms And Fixtures  | 1-0-3                               | 1-0-3                                   | 0         | 0.00 %  | 2-0-6                                | -\$18,836 | -3.42 % | 1-0-3                                         | 0        | 0.00 %  |
| Year Built Depreciation | 1953-87.80                          | 1951-88.17                              | -\$2,155  | -0.42 % | 1951-88.17                           | -\$2,314  | -0.42 % | 1960-89.95                                    | -\$9,758 | -2.40 % |
| Ext Wall                | Alum/Vinyl                          | Alum/Vinyl                              | 0         | 0.00 %  | Alum/Vinyl                           | 0         | 0.00 %  | Mas/Frame                                     | -\$2,227 | -0.55 % |
| Heat System             | Cntrl Ht                            | Cntrl Ht                                | -\$2,764  | -0.54 % | Cntrl Ht                             | 0         | 0.00 %  | Cntrl Ht                                      | -\$2,193 | -0.54 % |
| Fireplace               | 0                                   | 2                                       | -\$2,247  | -0.44 % | 0                                    | 0         | 0.00 %  | 0                                             | 0        | 0.00 %  |
| Parking                 | Det-294                             | Att-200                                 | -\$3,784  | -0.74 % | Att-200                              | -\$4,064  | -0.74 % | Att-260                                       | -\$4,658 | -1.15 % |
| Terrace Or Patio        | 0                                   | 0                                       | 0         | 0.00 %  | 0                                    | 0         | 0.00 %  | 0                                             | 0        | 0.00 %  |
| Porch                   | 0                                   | Op-20                                   | -\$929    | -0.18 % | 0                                    | 0         | 0.00 %  | 0                                             | 0        | 0.00 %  |
| Wood Deck               | 0                                   | 0                                       | 0         | 0.00 %  | 140                                  | -\$3,469  | -0.63 % | 0                                             | 0        | 0.00 %  |
| Land Size               | 6600                                | 6000                                    | \$3,755   | 0.73 %  | 6000                                 | \$4,033   | 0.73 %  | 6000                                          | \$2,979  | 0.73 %  |

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| Characteristics           | Subject Characteristics             | Comparable No. 1                        |  |  | Comparable No. 2                        |  |  | Comparable No. 3                              |  |  |
| Parcel ID #               | 52417 00080                         | 52417 00060                             |  |  | 52059 00440                             |  |  | 52118 00480                                   |  |  |
| Address                   | 1089 JEROME ST<br>SEAFORD, NY 11783 | 1077 JEROME ST SEAFORD, NY 11783        |  |  | 181 TORONTO AVE MASSAPEQUA, NY<br>11758 |  |  | 251 N SUFFOLK AVE MASSAPEQUA, NY<br>11758     |  |  |
| Sale Type                 | N/A                                 | Valid                                   |  |  | Valid                                   |  |  | Valid                                         |  |  |
|                           |                                     |                                         |  |  |                                         |  |  |                                               |  |  |
| Sale Date                 | N/A                                 | Jun 11, 2018                            |  |  | Jan 18, 2018                            |  |  | Mar 23, 2018                                  |  |  |
| Sale Price                | N/A                                 | \$457,500                               |  |  | \$367,000                               |  |  | \$470,000                                     |  |  |
| adjRate                   | N/A                                 | 1.00640                                 |  |  | 1.03902                                 |  |  | 1.02585                                       |  |  |
| Time Adjustment           | N/A                                 | \$2,928                                 |  |  | \$14,320                                |  |  | \$12,148                                      |  |  |
| Time Adjusted Sale Price  | N/A                                 | \$460,428                               |  |  | \$381,320                               |  |  | \$482,148                                     |  |  |
| Total % Adjustment        | N/A                                 | 6.08 %                                  |  |  | 9.79 %                                  |  |  | 1.42 %                                        |  |  |
| Total Dollar Adjustment   | N/A                                 | \$28,006                                |  |  | \$37,344                                |  |  | \$6,829                                       |  |  |
| Adjusted Sales Price      | \$449,000                           | \$488,434                               |  |  | \$418,665                               |  |  | \$488,977                                     |  |  |
| Adj Sales Price / SQFT    | \$0.00                              | \$370.03                                |  |  | \$317.17                                |  |  | \$370.44                                      |  |  |
| Gross \$ Adjustment       | N/A                                 | \$38,759                                |  |  | \$37,630                                |  |  | \$42,896                                      |  |  |
| # of adjustments          | N/A                                 | 6                                       |  |  | 6                                       |  |  | 8                                             |  |  |
| # of adjustments over 1 % | N/A                                 | 3                                       |  |  | 3                                       |  |  | 4                                             |  |  |
| Sales Comparison          |                                     |                                         |  |  |                                         |  |  |                                               |  |  |
| Characteristics           | Subject Characteristics             | Comparable No.4                         |  |  | Comparable No.5                         |  |  | Comparable No.6                               |  |  |
| Parcel ID #               | 52417 00080                         | 52327 00160                             |  |  | 52335 00060                             |  |  | 52120 00900                                   |  |  |
| Address                   | 1089 JEROME ST<br>SEAFORD, NY 11783 | 570 SUFFOLK AVE MASSAPEQUA, NY<br>11758 |  |  | 11 DOVER AVE MASSAPEQUA, NY<br>11758    |  |  | 825 NORTH CENTRAL AVE<br>MASSAPEQUA, NY 11758 |  |  |
| Sale Type                 | N/A                                 | Valid                                   |  |  | Valid                                   |  |  | Valid                                         |  |  |
|                           |                                     |                                         |  |  |                                         |  |  |                                               |  |  |
| Sale Date                 | N/A                                 | Feb 03, 2017                            |  |  | Mar 24, 2016                            |  |  | Jun 16, 2016                                  |  |  |
| Sale Price                | N/A                                 | \$460,000                               |  |  | \$467,000                               |  |  | \$350,000                                     |  |  |
| adjRate                   | N/A                                 | 1.11455                                 |  |  | 1.17921                                 |  |  | 1.16219                                       |  |  |
| Time Adjustment           | N/A                                 | \$52,694                                |  |  | \$83,692                                |  |  | \$56,765                                      |  |  |
| Time Adjusted Sale Price  | N/A                                 | \$512,694                               |  |  | \$550,692                               |  |  | \$406,765                                     |  |  |
| Total % Adjustment        | N/A                                 | -5.44 %                                 |  |  | -6.05 %                                 |  |  | -1.17 %                                       |  |  |
| Total Dollar Adjustment   | N/A                                 | -\$27,902                               |  |  | -\$33,301                               |  |  | -\$4,775                                      |  |  |
| Adjusted Sales Price      | \$449,000                           | \$484,792                               |  |  | \$517,391                               |  |  | \$401,990                                     |  |  |
| Adj Sales Price / SQFT    | \$0.00                              | \$367.27                                |  |  | \$391.96                                |  |  | \$304.54                                      |  |  |
| Gross \$ Adjustment       | N/A                                 | \$57,892                                |  |  | \$48,797                                |  |  | \$32,899                                      |  |  |
| # of adjustments          | N/A                                 | 9                                       |  |  | 9                                       |  |  | 8                                             |  |  |
| # of adjustments over 1 % | N/A                                 | 2                                       |  |  | 2                                       |  |  | 3                                             |  |  |

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TENTATIVE