

# Nassau County Comparable Sales Report

| Sales Comparison        |                             |                                |            |         |                                 |           |         |                                  |           |         |
|-------------------------|-----------------------------|--------------------------------|------------|---------|---------------------------------|-----------|---------|----------------------------------|-----------|---------|
| Characteristics         | Subject Characteristics     | Comparable No. 1               |            |         | Comparable No. 2                |           |         | Comparable No. 3                 |           |         |
| Parcel ID #             | 07273 00140                 | 07250 00020                    |            |         | 07195 00120                     |           |         | 07249 00530                      |           |         |
| Address                 | 15 LAWN DR ROSLYN, NY 11576 | 2 TEAKWOOD LN ROSLYN, NY 11576 |            |         | 55 CHESTNUT DR ROSLYN, NY 11576 |           |         | 125 SYCAMORE DR ROSLYN, NY 11576 |           |         |
| Sale Type               | N/A                         | Valid                          |            |         | Valid                           |           |         | Valid                            |           |         |
|                         |                             | Description                    | \$ Adj.    | % Adj.  | Description                     | \$ Adj.   | % Adj.  | Description                      | \$ Adj.   | % Adj.  |
| Living Area             | 2624                        | 3242                           | -\$107,657 | -8.97 % | 2704                            | -\$17,237 | -1.33 % | 2549                             | \$17,512  | 1.30 %  |
| Basement                | 0                           | 0                              | 0          | 0.00 %  | 0                               | 0         | 0.00 %  | 0                                | 0         | 0.00 %  |
| Rec Room                | 588                         | 630                            | -\$2,668   | -0.22 % | 653                             | -\$4,439  | -0.34 % | 642                              | -\$3,844  | -0.28 % |
| Year Built Depreciation | 1958-93.70                  | 1955-94.20                     | -\$6,313   | -0.53 % | 1957-94.44                      | -\$10,176 | -0.78 % | 1958-94.68                       | -\$13,977 | -1.04 % |
| Style                   | Split Level                 | Split Level                    | 0          | 0.00 %  | Split Level                     | 0         | 0.00 %  | Split Level                      | 0         | 0.00 %  |
| Quality                 | B                           | B-                             | \$57,743   | 4.81 %  | B-                              | \$62,554  | 4.81 %  | B                                | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 3-1-13                      | 3-1-13                         | 0          | 0.00 %  | 3-0-12                          | \$9,628   | 0.74 %  | 3-0-10                           | \$33,051  | 2.45 %  |
| Land Size               | 22785                       | 17400                          | \$39,634   | 3.30 %  | 20850                           | \$13,440  | 1.03 %  | 17400                            | \$44,588  | 3.30 %  |
| Parking                 | Att-480                     | Att-378                        | \$1,635    | 0.14 %  | Att-462                         | \$981     | 0.08 %  | Att-480                          | 0         | 0.00 %  |
| Patio                   | 0                           | 0                              | 0          | 0.00 %  | 528                             | -\$20,480 | -1.58 % | 500                              | -\$20,722 | -1.53 % |
| Porch                   | 72                          | 100                            | -\$4,240   | -0.35 % | 48                              | \$4,538   | 0.35 %  | 24                               | \$10,197  | 0.76 %  |
| Wood Deck               | 1088                        | 912                            | \$907      | 0.08 %  | 325                             | \$6,163   | 0.47 %  | 1127                             | -\$206    | -0.02 % |
| Location                | 0                           | 0                              | 0          | 0.00 %  | SecondarySt                     | \$32,630  | 2.51 %  | 0                                | 0         | 0.00 %  |
| Section Block           | 07 273                      | 07 250                         | 0          | 0.00 %  | 07 195                          | 0         | 0.00 %  | 07 249                           | -\$92,959 | -6.89 % |

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| Characteristics         | Subject Characteristics     | Comparable No.4                |           |         | Comparable No.5              |           |         | Comparable No.6               |           |         |
| Parcel ID #             | 07273 00140                 | 19037 00030                    |           |         | 07296 00050                  |           |         | 19033 00060                   |           |         |
| Address                 | 15 LAWN DR ROSLYN, NY 11576 | 6 FLAMINGO RD ROSLYN, NY 11576 |           |         | 80 PEACH DR ROSLYN, NY 11576 |           |         | 9 SPARROW LN ROSLYN, NY 11576 |           |         |
| Sale Type               | N/A                         | Valid                          |           |         | Valid                        |           |         | Valid                         |           |         |
|                         |                             | Description                    | \$ Adj.   | % Adj.  | Description                  | \$ Adj.   | % Adj.  | Description                   | \$ Adj.   | % Adj.  |
| Living Area             | 2624                        | 2718                           | -\$25,693 | -1.55 % | 3004                         | -\$91,737 | -5.83 % | 2450                          | \$30,809  | 3.10 %  |
| Basement                | 0                           | 0                              | 0         | 0.00 %  | 0                            | 0         | 0.00 %  | 36                            | -\$3,552  | -0.36 % |
| Rec Room                | 588                         | 451                            | \$12,783  | 0.77 %  | 0                            | \$63,246  | 4.02 %  | 601                           | -\$691    | -0.07 % |
| Year Built Depreciation | 1958-93.70                  | 1960-94.92                     | -\$21,254 | -1.28 % | 1961-94.92                   | -\$20,190 | -1.28 % | 1958-94.68                    | -\$10,302 | -1.04 % |
| Style                   | Split Level                 | Colonial                       | \$53,692  | 3.24 %  | Colonial                     | \$51,004  | 3.24 %  | Ranch                         | \$71,039  | 7.14 %  |
| Quality                 | B                           | B                              | 0         | 0.00 %  | B                            | 0         | 0.00 %  | B                             | 0         | 0.00 %  |
| Bathrooms And Fixtures  | 3-1-13                      | 3-1-12                         | \$12,260  | 0.74 %  | 3-1-13                       | 0         | 0.00 %  | 2-1-9                         | \$34,309  | 3.45 %  |
| Land Size               | 22785                       | 15694                          | \$76,478  | 4.62 %  | 27072                        | -\$29,334 | -1.87 % | 15370                         | \$48,638  | 4.89 %  |
| Parking                 | Att-480                     | Att-441                        | \$2,738   | 0.17 %  | Att-462                      | \$1,187   | 0.08 %  | 0                             | \$27,868  | 2.80 %  |
| Patio                   | 0                           | 0                              | 0         | 0.00 %  | 0                            | 0         | 0.00 %  | 0                             | 0         | 0.00 %  |
| Porch                   | 72                          | 115                            | -\$8,669  | -0.52 % | 232                          | -\$24,469 | -1.56 % | 80                            | -\$1,057  | -0.11 % |
| Wood Deck               | 1088                        | 0                              | \$17,467  | 1.06 %  | 70                           | \$13,526  | 0.86 %  | 342                           | \$4,543   | 0.46 %  |
| Location                | 0                           | 0                              | 0         | 0.00 %  | 0                            | 0         | 0.00 %  | 0                             | 0         | 0.00 %  |
| Section Block           | 07 273                      | 19 037                         | 0         | 0.00 %  | 07 296                       | 0         | 0.00 %  | 19 033                        | 0         | 0.00 %  |

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| Address                   | 15 LAWN DR ROSLYN, NY 11576 | 2 TEAKWOOD LN ROSLYN, NY 11576 |  |  | 55 CHESTNUT DR ROSLYN, NY 11576 |  |  | 125 SYCAMORE DR ROSLYN, NY 11576 |  |  |
| Sale Type                 | N/A                         | Valid                          |  |  | Valid                           |  |  | Valid                            |  |  |
|                           |                             |                                |  |  |                                 |  |  |                                  |  |  |
| Sale Date                 | N/A                         | Sep 07, 2017                   |  |  | May 02, 2017                    |  |  | Jul 05, 2017                     |  |  |
| Sale Price                | N/A                         | \$1,200,000                    |  |  | \$1,300,000                     |  |  | \$1,350,000                      |  |  |
| adjRate                   | N/A                         | 1.00000                        |  |  | 1.00000                         |  |  | 1.00000                          |  |  |
| Time Adjustment           | N/A                         | \$                             |  |  | \$                              |  |  | \$                               |  |  |
| Time Adjusted Sale Price  | N/A                         | \$1,200,000                    |  |  | \$1,300,000                     |  |  | \$1,350,000                      |  |  |
| Total % Adjustment        | N/A                         | -1.75 %                        |  |  | 5.97 %                          |  |  | -1.95 %                          |  |  |
| Total Dollar Adjustment   | N/A                         | -\$20,960                      |  |  | \$77,602                        |  |  | -\$26,360                        |  |  |
| Adjusted Sales Price      | \$1,317,000                 | \$1,179,040                    |  |  | \$1,377,602                     |  |  | \$1,323,640                      |  |  |
| Adj Sales Price / SQFT    | \$0.00                      | \$449.33                       |  |  | \$525.00                        |  |  | \$504.44                         |  |  |
| Gross \$ Adjustment       | N/A                         | \$220,796                      |  |  | \$182,266                       |  |  | \$237,056                        |  |  |
| # of adjustments          | N/A                         | 8                              |  |  | 11                              |  |  | 9                                |  |  |
| # of adjustments over 1 % | N/A                         | 3                              |  |  | 5                               |  |  | 6                                |  |  |
| Sales Comparison          |                             |                                |  |  |                                 |  |  |                                  |  |  |
| Characteristics           | Subject Characteristics     | Comparable No.4                |  |  | Comparable No.5                 |  |  | Comparable No.6                  |  |  |
| Parcel ID #               | 07273 00140                 | 19037 00030                    |  |  | 07296 00050                     |  |  | 19033 00060                      |  |  |
| Address                   | 15 LAWN DR ROSLYN, NY 11576 | 6 FLAMINGO RD ROSLYN, NY 11576 |  |  | 80 PEACH DR ROSLYN, NY 11576    |  |  | 9 SPARROW LN ROSLYN, NY 11576    |  |  |
| Sale Type                 | N/A                         | Valid                          |  |  | Valid                           |  |  | Valid                            |  |  |
|                           |                             |                                |  |  |                                 |  |  |                                  |  |  |
| Sale Date                 | N/A                         | Aug 22, 2016                   |  |  | Aug 15, 2017                    |  |  | Aug 23, 2017                     |  |  |
| Sale Price                | N/A                         | \$1,625,000                    |  |  | \$1,572,500                     |  |  | \$995,000                        |  |  |
| adjRate                   | N/A                         | 1.01869                        |  |  | 1.00000                         |  |  | 1.00000                          |  |  |
| Time Adjustment           | N/A                         | \$30,371                       |  |  | \$                              |  |  | \$                               |  |  |
| Time Adjusted Sale Price  | N/A                         | \$1,655,371                    |  |  | \$1,572,500                     |  |  | \$995,000                        |  |  |
| Total % Adjustment        | N/A                         | 7.24 %                         |  |  | -2.34 %                         |  |  | 20.26 %                          |  |  |
| Total Dollar Adjustment   | N/A                         | \$119,802                      |  |  | -\$36,768                       |  |  | \$201,605                        |  |  |
| Adjusted Sales Price      | \$1,317,000                 | \$1,775,174                    |  |  | \$1,535,732                     |  |  | \$1,196,605                      |  |  |
| Adj Sales Price / SQFT    | \$0.00                      | \$676.51                       |  |  | \$585.26                        |  |  | \$456.02                         |  |  |
| Gross \$ Adjustment       | N/A                         | \$231,035                      |  |  | \$294,694                       |  |  | \$232,809                        |  |  |
| # of adjustments          | N/A                         | 9                              |  |  | 8                               |  |  | 10                               |  |  |
| # of adjustments over 1 % | N/A                         | 5                              |  |  | 6                               |  |  | 6                                |  |  |

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TENTATIVE