

Nassau County Comparable Sales Report

| Sales Comparison | | | | | | | | | | |
|-------------------------|--------------------------------|------------------------------------|-----------|---------|-------------------------------------|-----------|---------|---------------------------------|-----------|---------|
| Characteristics | Subject Characteristics | Comparable No. 1 | | | Comparable No. 2 | | | Comparable No. 3 | | |
| Parcel ID # | 51464 00190 | 52453 00280 | | | 52490 00080 | | | 49198 00680 | | |
| Address | 23 KEATS CT BETHPAGE, NY 11714 | 645 KILDARE CRES SEAFORD, NY 11783 | | | 33 HASTINGS RD MASSAPEQUA, NY 11758 | | | 45 DENNIS LN BETHPAGE, NY 11714 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1534 | 1447 | \$8,204 | 1.72 % | 1398 | \$17,272 | 2.75 % | 1169 | \$40,046 | 8.27 % |
| Attic | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Basement | 960 | 290 | \$22,078 | 4.63 % | 397 | \$23,443 | 3.74 % | 844 | \$3,210 | 0.66 % |
| Style | Raised Ranch/Hi Ranch | Split Level | -\$14,743 | -3.09 % | Split Level | -\$19,423 | -3.09 % | Raised Ranch/Hi Ranch | 0 | 0.00 % |
| Bathrooms And Fixtures | 1-1-5 | 2-0-6 | -\$4,341 | -0.91 % | 2-0-6 | -\$5,719 | -0.91 % | 2-0-7 | -\$8,111 | -1.68 % |
| Year Built Depreciation | 1965-91.64 | 1956-91.31 | \$1,725 | 0.36 % | 1954-90.98 | \$4,585 | 0.73 % | 1981-95.66 | -\$20,303 | -4.19 % |
| Ext Wall | Composition | Mas/Frame | -\$10,256 | -2.15 % | Alum/Vinyl | -\$10,131 | -1.61 % | Composition | 0 | 0.00 % |
| Fireplace | 0 | 2 | -\$2,088 | -0.44 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Parking | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Terrace Or Patio | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Porch | Op-540 | Op-96 | \$6,084 | 1.28 % | Op-294 | \$3,331 | 0.53 % | 0 | \$9,507 | 1.96 % |
| Wood Deck | 0 | 0 | 0 | 0.00 % | 40 | -\$1,428 | -0.23 % | 0 | 0 | 0.00 % |
| Land Size | 6840 | 6969 | -\$681 | -0.14 % | 6045 | \$5,965 | 0.95 % | 5917 | \$5,404 | 1.12 % |

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|-------------------------|--------------------------------|------------------------------------|-----------|---------|-------------------------------------|-----------|---------|----------------------------------|-----------|---------|
| Characteristics | Subject Characteristics | Comparable No.4 | | | Comparable No.5 | | | Comparable No.6 | | |
| Parcel ID # | 51464 00190 | 52436 00390 | | | 52455 00080 | | | 52447 00160 | | |
| Address | 23 KEATS CT BETHPAGE, NY 11714 | 9 HASTINGS RD MASSAPEQUA, NY 11758 | | | 210 WILLIAM RD MASSAPEQUA, NY 11758 | | | 702 KILDARE CT SEAFORD, NY 11783 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1534 | 1208 | \$33,482 | 7.24 % | 1380 | \$18,603 | 3.14 % | 1463 | \$8,084 | 1.40 % |
| Attic | 0 | 0 | 0 | 0.00 % | 230 | \$6,144 | 1.04 % | 0 | 0 | 0.00 % |
| Basement | 960 | 302 | \$20,957 | 4.53 % | 288 | \$27,541 | 4.65 % | 362 | \$23,292 | 4.02 % |
| Style | Raised Ranch/Hi Ranch | Split Level | -\$14,319 | -3.09 % | Split Level | -\$18,322 | -3.09 % | Split Level | -\$17,927 | -3.09 % |
| Bathrooms And Fixtures | 1-1-5 | 2-0-6 | -\$4,216 | -0.91 % | 1-1-5 | 0 | 0.00 % | 2-0-6 | -\$5,279 | -0.91 % |
| Year Built Depreciation | 1965-91.64 | 1954-90.98 | \$3,380 | 0.73 % | 1954-90.98 | \$4,325 | 0.73 % | 1954-90.98 | \$4,232 | 0.73 % |
| Ext Wall | Composition | Composition | 0 | 0.00 % | Alum/Vinyl | -\$9,557 | -1.61 % | Mas/Frame | -\$12,471 | -2.15 % |
| Fireplace | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Parking | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | Att-378 | -\$16,125 | -2.78 % |
| Terrace Or Patio | 0 | Pto-360 | -\$2,610 | -0.56 % | 0 | 0 | 0.00 % | Pto-150 | -\$1,926 | -0.33 % |
| Porch | Op-540 | Op-18 | \$8,310 | 1.80 % | Ep-40 | \$9,590 | 1.62 % | Op-123 | \$6,620 | 1.14 % |
| Wood Deck | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Land Size | 6840 | 7100 | -\$1,320 | -0.29 % | 7350 | -\$3,250 | -0.55 % | 7686 | -\$9,797 | -1.69 % |

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Sales Comparison

| Characteristics | Subject Characteristics | Comparable No. 1 | Comparable No. 2 | Comparable No. 3 |
|----------------------------------|--------------------------------|------------------------------------|-------------------------------------|---------------------------------|
| Parcel ID # | 51464 00190 | 52453 00280 | 52490 00080 | 49198 00680 |
| Address | 23 KEATS CT BETHPAGE, NY 11714 | 645 KILDARE CRES SEAFORD, NY 11783 | 33 HASTINGS RD MASSAPEQUA, NY 11758 | 45 DENNIS LN BETHPAGE, NY 11714 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Oct 01, 2018 | Jun 21, 2016 | Apr 26, 2018 |
| Sale Price | N/A | \$476,375 | \$540,000 | \$475,000 |
| adjRate | N/A | 1.00000 | 1.16219 | 1.01932 |
| Time Adjustment | N/A | \$ | \$87,580 | \$9,178 |
| Time Adjusted Sale Price | N/A | \$476,375 | \$627,580 | \$484,178 |
| Total % Adjustment | N/A | 1.26 % | 2.85 % | 6.15 % |
| Total Dollar Adjustment | N/A | \$5,981 | \$17,896 | \$29,753 |
| Adjusted Sales Price | \$562,000 | \$482,356 | \$645,476 | \$513,931 |
| Adj Sales Price / SQFT | \$0.00 | \$314.44 | \$420.78 | \$335.03 |
| Gross \$ Adjustment | N/A | \$70,200 | \$91,298 | \$86,581 |
| # of adjustments | N/A | 9 | 9 | 6 |
| # of adjustments over 1 % | N/A | 5 | 4 | 5 |

Sales Comparison

| Characteristics | Subject Characteristics | Comparable No.4 | Comparable No.5 | Comparable No.6 |
|----------------------------------|--------------------------------|------------------------------------|-------------------------------------|----------------------------------|
| Parcel ID # | 51464 00190 | 52436 00390 | 52455 00080 | 52447 00160 |
| Address | 23 KEATS CT BETHPAGE, NY 11714 | 9 HASTINGS RD MASSAPEQUA, NY 11758 | 210 WILLIAM RD MASSAPEQUA, NY 11758 | 702 KILDARE CT SEAFORD, NY 11783 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Mar 16, 2018 | Aug 01, 2018 | Aug 07, 2017 |
| Sale Price | N/A | \$451,000 | \$592,000 | \$540,000 |
| adjRate | N/A | 1.02585 | 1.00000 | 1.07270 |
| Time Adjustment | N/A | \$11,657 | \$ | \$39,256 |
| Time Adjusted Sale Price | N/A | \$462,657 | \$592,000 | \$579,256 |
| Total % Adjustment | N/A | 9.44 % | 5.92 % | -3.68 % |
| Total Dollar Adjustment | N/A | \$43,665 | \$35,075 | -\$21,297 |
| Adjusted Sales Price | \$562,000 | \$506,322 | \$627,075 | \$557,960 |
| Adj Sales Price / SQFT | \$0.00 | \$330.07 | \$408.78 | \$363.73 |
| Gross \$ Adjustment | N/A | \$88,594 | \$97,332 | \$105,753 |
| # of adjustments | N/A | 8 | 8 | 10 |
| # of adjustments over 1 % | N/A | 4 | 6 | 7 |

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TENTATIVE