

Nassau County Comparable Sales Report

| Sales Comparison | | | | | | | | | | |
|-------------------------|-------------------------------------|---------------------------------------|----------|---------|---------------------------------------|----------|---------|--|-----------|---------|
| Characteristics | Subject Characteristics | Comparable No. 1 | | | Comparable No. 2 | | | Comparable No. 3 | | |
| Parcel ID # | 52472 00140 | 52336 00120 | | | 52336 00120 | | | 52366 00320 | | |
| Address | 23 WOOD AVE MASSAPEQUA, NY 11758 | 11 GARDEN AVE MASSAPEQUA, NY 11758 | | | 11 GARDEN AVE MASSAPEQUA, NY 11758 | | | 224 WYNGATE DR MASSAPEQUA, NY 11758 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1243 | 1243 | 0 | 0.00 % | 1243 | 0 | 0.00 % | 1397 | -\$22,130 | -3.36 % |
| Attic | 207 | 207 | 0 | 0.00 % | 207 | 0 | 0.00 % | 0 | -\$6,154 | -0.93 % |
| Basement | 518 | 496 | \$902 | 0.16 % | 496 | \$914 | 0.16 % | 493 | \$1,186 | 0.18 % |
| Bathrooms And Fixtures | 2-0-6 | 2-0-6 | 0 | 0.00 % | 2-0-6 | 0 | 0.00 % | 2-0-6 | 0 | 0.00 % |
| Year Built Depreciation | 1954-87.80 | 1953-88.53 | -\$4,742 | -0.83 % | 1953-88.53 | -\$4,804 | -0.83 % | 1956-89.25 | -\$10,747 | -1.63 % |
| Ext Wall | Alum/Vinyl | Alum/Vinyl | 0 | 0.00 % | Alum/Vinyl | 0 | 0.00 % | Alum/Vinyl | 0 | 0.00 % |
| Terrace Or Patio | Pto-120 | 0 | \$1,627 | 0.29 % | 0 | \$1,649 | 0.29 % | 0 | \$1,881 | 0.29 % |
| Porch | Op-21 | Op-20 | 0 | 0.00 % | Op-15 | \$247 | 0.04 % | 0 | \$1,196 | 0.18 % |
| Wood Deck | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Shed | 0 | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % | 0 | 0 | 0.00 % |
| Land Size | 7210 | 6000 | \$8,074 | 1.42 % | 6000 | \$8,180 | 1.42 % | 7068 | \$1,004 | 0.15 % |

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| Sales Comparison | | | | | | | | | | |
|-------------------------|-------------------------------------|--------------------------------------|----------|---------|---|-----------|---------|--------------------------------|----------|---------|
| Characteristics | Subject Characteristics | Comparable No.4 | | | Comparable No.5 | | | Comparable No.6 | | |
| Parcel ID # | 52472 00140 | 52336 00160 | | | 52521 00050 | | | 52057 00440 | | |
| Address | 23 WOOD AVE MASSAPEQUA, NY 11758 | 3 GARDEN AVE MASSAPEQUA, NY 11758 | | | 13 NOTTINGHILL DR MASSAPEQUA, NY 11758 | | | 2 ETON CT MASSAPEQUA, NY 11758 | | |
| Sale Type | N/A | Valid | | | Valid | | | Valid | | |
| | | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. | Description | \$ Adj. | % Adj. |
| Living Area | 1243 | 1259 | -\$1,893 | -0.37 % | 1212 | \$4,693 | 0.74 % | 1243 | 0 | 0.00 % |
| Attic | 207 | 207 | 0 | 0.00 % | 0 | -\$5,912 | -0.93 % | 207 | 0 | 0.00 % |
| Basement | 518 | 518 | 0 | 0.00 % | 374 | \$6,870 | 1.09 % | 518 | 0 | 0.00 % |
| Bathrooms And Fixtures | 2-0-6 | 1-1-5 | \$4,664 | 0.92 % | 1-1-5 | \$5,822 | 0.92 % | 2-0-6 | 0 | 0.00 % |
| Year Built Depreciation | 1954-87.80 | 1956-89.25 | -\$8,270 | -1.63 % | 1956-89.25 | -\$10,324 | -1.63 % | 1954-88.89 | -\$6,588 | -1.24 % |
| Ext Wall | Alum/Vinyl | Alum/Vinyl | 0 | 0.00 % | Mas/Frame | -\$3,466 | -0.55 % | Alum/Vinyl | 0 | 0.00 % |
| Terrace Or Patio | Pto-120 | Pto-180 | -\$460 | -0.09 % | Pto-220 | -\$895 | -0.14 % | 0 | \$1,522 | 0.29 % |
| Porch | Op-21 | 0 | \$920 | 0.18 % | 0 | \$1,149 | 0.18 % | Op-239 | -\$5,679 | -1.07 % |
| Wood Deck | 0 | 150 | -\$3,357 | -0.66 % | 0 | 0 | 0.00 % | 192 | -\$4,188 | -0.79 % |
| Shed | 0 | 0 | 0 | 0.00 % | 154 | -\$989 | -0.16 % | 0 | 0 | 0.00 % |
| Land Size | 7210 | 6000 | \$7,183 | 1.42 % | 7000 | \$1,434 | 0.23 % | 6600 | \$3,621 | 0.68 % |

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Sales Comparison

| Characteristics | Subject Characteristics | Comparable No. 1 | Comparable No. 2 | Comparable No. 3 |
|----------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|--|
| Parcel ID # | 52472 00140 | 52336 00120 | 52336 00120 | 52366 00320 |
| Address | 23 WOOD AVE MASSAPEQUA, NY 11758 | 11 GARDEN AVE MASSAPEQUA, NY 11758 | 11 GARDEN AVE MASSAPEQUA, NY 11758 | 224 WYNGATE DR MASSAPEQUA, NY 11758 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Aug 08, 2018 | Jan 29, 2016 | Aug 02, 2018 |
| Sale Price | N/A | \$570,000 | \$485,000 | \$659,000 |
| adjRate | N/A | 1.00000 | 1.19070 | 1.00000 |
| Time Adjustment | N/A | \$ | \$92,490 | \$ |
| Time Adjusted Sale Price | N/A | \$570,000 | \$577,490 | \$659,000 |
| Total % Adjustment | N/A | 1.03 % | 1.07 % | -5.12 % |
| Total Dollar Adjustment | N/A | \$5,861 | \$6,185 | -\$33,764 |
| Adjusted Sales Price | \$523,000 | \$575,861 | \$583,675 | \$625,236 |
| Adj Sales Price / SQFT | \$0.00 | \$463.28 | \$469.57 | \$503.01 |
| Gross \$ Adjustment | N/A | \$15,345 | \$15,793 | \$44,300 |
| # of adjustments | N/A | 4 | 5 | 7 |
| # of adjustments over 1 % | N/A | 1 | 1 | 2 |

Sales Comparison

| Characteristics | Subject Characteristics | Comparable No.4 | Comparable No.5 | Comparable No.6 |
|----------------------------------|-------------------------------------|--------------------------------------|---|--------------------------------|
| Parcel ID # | 52472 00140 | 52336 00160 | 52521 00050 | 52057 00440 |
| Address | 23 WOOD AVE MASSAPEQUA, NY 11758 | 3 GARDEN AVE MASSAPEQUA, NY 11758 | 13 NOTTINGHILL DR MASSAPEQUA, NY 11758 | 2 ETON CT MASSAPEQUA, NY 11758 |
| Sale Type | N/A | Valid | Valid | Valid |
| Sale Date | N/A | Feb 24, 2017 | May 31, 2018 | Jul 29, 2015 |
| Sale Price | N/A | \$455,000 | \$625,000 | \$435,000 |
| adjRate | N/A | 1.11455 | 1.01284 | 1.22585 |
| Time Adjustment | N/A | \$52,122 | \$8,026 | \$98,244 |
| Time Adjusted Sale Price | N/A | \$507,122 | \$633,026 | \$533,244 |
| Total % Adjustment | N/A | -0.24 % | -0.26 % | -2.12 % |
| Total Dollar Adjustment | N/A | -\$1,213 | -\$1,618 | -\$11,312 |
| Adjusted Sales Price | \$523,000 | \$505,909 | \$631,408 | \$521,932 |
| Adj Sales Price / SQFT | \$0.00 | \$407.01 | \$507.97 | \$419.90 |
| Gross \$ Adjustment | N/A | \$26,747 | \$41,553 | \$21,599 |
| # of adjustments | N/A | 7 | 10 | 5 |
| # of adjustments over 1 % | N/A | 2 | 2 | 2 |

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TENTATIVE