

## Appraisals Report

2401090952

File No. 2512-04120

## Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 66 2nd Avenue			City Massapequa Park		State NY Zip Code 11762		
Borrower Gina Pasquale			Owner of Public Record Suleyman Altintas		County Nassau		
Legal Description Section: 48 Block: 226 Lot(s): 67							
Assessor's Parcel # 48226 00670			Tax Year 2025		R.E. Taxes \$ 11,099		
Neighborhood Name Massapequa Park / T/O Oyster Bay / Nassau County			Map Reference Digital Map		Census Tract 5216.01		
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant			Special Assessments \$ 0.00		<input type="checkbox"/> PUD	HOA \$ 0.00	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)							
Lender/Client Homebridge Financial Services, Inc.			Address 99 Wood Avenue South - Suite 301, Iselin, NJ 08830				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 43;LD: 10/30/2025; LP\$ 1,499,000 via Coldwell Banker Easton Properties & OneKey MLS #929709. In Late November of 2025, a "last & final" offer was accepted and the unit is now "Under Contract". Not Listed on MLS.							
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale: Per the reviewed Purchase Contract, The Subject Property has been "Under Contract" for \$ 1,450,000 since December 11, 2025. To the best of the knowledge of the appraiser, there are no unusual conditions or sales and/or financing concessions noted.							
Contract Price \$ 1,450,000 Date of Contract 12/11/2025			Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Data Source(s) Property Shark.com		
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid.			\$0; No Financial Assistance Noted.				

Note: Race and the racial composition of the neighborhood are not appraisal factors.							
Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		PRICE	AGE	One-Unit	87 %	
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$ (000)	(yrs)	2-4 Unit	1 %	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		400 Low	0	Multi-Family	1 %	
Neighborhood Boundaries Massapequa park is bounded by the Southern State Parkway to the North, Sunrise Highway (Route 27) to the South, Massapequa Preserve to the West and Park Lane to the East.			1,620 High	100	Commercial	0 %	
			762 Pred.	65	Other MISC	11 %	
Neighborhood Description Massapequa Park is located in Nassau County, on Long Island with a mixture of residential/commercial properties that are located within in a proximate distance of all necessary supporting facilities - schools, retail/service business & transportation. Residential properties consist primarily of 1 dwellings that are comprised of varying ages (New-100), styles (varied - Colonial, Cape, Ranch, HiRanch, etc.), and construction (Frame/Masonry).							
Market Conditions (including support for the above conclusions) Market Conditions for the conclusions noted above represents an analysis of properties that are considered competitive with the subject property. See the appraisal addendum for the specific parameters used, supporting data, and analysis reconciliation.							
*Present Land Use - 11.00% - Miscellaneous is comprised of vacant land and municipal properties.							

Dimensions Front: 75.00' x Depth: 95.00'	Area 7125 sf	Shape Rectangular	View N:Res:				
Specific Zoning Classification Residential "A"	Zoning Description Residential Zoning District						
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, describe. See Attached Addendum for Conclusions.						
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity <input checked="" type="checkbox"/>	<input type="checkbox"/>	200 Amps CB	Water <input checked="" type="checkbox"/>	<input type="checkbox"/>	Nassau County	Street Asphalt Street <input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	National Grid	Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>	Nassau County	Alley None <input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X		FEMA Map #	36059C0262G	FEMA Map Date 09/11/2009		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. No adverse site conditions or external factors (Easements, Encroachments, Environmental Conditions, Land Uses, Etc.) appear evident. The subject parcel is situated on a mid-block location of a residentially zoned street.							

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		materials/condition	INTERIOR	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/C1	Floors	Hwd,Cer/C1			
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Siding /C1	Walls	Drywall/C1			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1104 sq. ft.	Roof Surface	Asphalt Shingle/C1	Trim/Finish	Wood,Wood/C1			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 100 %	Gutters & Downspouts	Aluminum/C1	Bath Floor	Ceramic/C1			
Design (Style) Colonial	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung/C1	Bath Wainscot	Ceramic/C1			
Year Built 2025	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes,Yes/C1	Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/C1	<input checked="" type="checkbox"/> Driveway	# of Cars 2			
Attic	<input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface Concrete			
<input checked="" type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence P.V.C.	<input checked="" type="checkbox"/> Garage # of Cars 1			
<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Patio/Deck 1/0 <input type="checkbox"/> Porch None	<input type="checkbox"/> Carport # of Cars 0				
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None <input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in				
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
Finished area above grade contains: 11 Rooms		5 Bedrooms	2.1 Bath(s)	3,721 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) Additional features include a) Central Air Condition System, b) Insulated Windows, c) a concrete Patio, and d) a P.V.C. Fence. Also, The Full Basement is Finished with a Recreation Room and a Utility Room.								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;Kitchen-remodeled-less than one year ago;Bathrooms-remodeled-less than one year ago;The subject property was observed to be in overall New (U.A.D. defined C1) Condition with an new kitchen & baths. The ceilings, floors, and walls were all observed to be in new (U.A.D. defined C1 Condition). All utilities are on and all mechanicals appear to be functioning properly. No wear & tear as the improvement is new. Please Note: the subject dwelling was measured according to the ANSI standard.								

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. There are no known physical deficiencies or adverse conditions that affect the livability, soundness or structural integrity of the property. To note, the appraiser is NOT an expert in quantifying/qualifying structural issues and urges the client to obtain an inspection/report from a physical engineer with the requisite expertise, if needed.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The properties in the subject's market area are a mix of varied but complementary designs (styles) and uses; predominantly 1 family dwellings that are detached & "Bulk" Residential housing - Apartment buildings, Condominiums & Cooperative projects. The subject property conforms to the neighborhood pertinent to functional utility, design, and condition.							

## Appraisal Report

2401090952

## Uniform Residential Appraisal Report

File No. 2512-04120

There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,250,000 to \$ 2,000,000 .											
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,250,000 to \$ 2,000,000 .											
FEATURE	SUBJECT	COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3	
66 2nd Avenue Address Massapequa Park, NY 11762		16 Roosevelt Avenue Massapequa Park, NY 11762				78 Lindbergh Street Massapequa Park, NY 11762				41 Avoca Avenue Massapequa Park, NY 11762	
Proximity to Subject		0.24 miles SW				0.46 miles NW				0.75 miles SW	
Sale Price	\$ 1,450,000		\$ 1,500,000			\$ 1,500,000				\$ 1,389,000	
Sale Price/Gross Liv. Area	\$ 389.68 sq. ft.	\$ 385.01 sq. ft.			\$ 539.96 sq. ft.				\$ 503.63 sq. ft.		
Data Source(s)		OneKey MLS #862737;DOM 40				OneKey MLS #L3571259;DOM 179				OneKey MLS #L354403;DOM 186	
Verification Source(s)		Geo-Data Direct, Property Shark				Geo-Data Direct, Property Shark				Geo-Data Direct, Property Shark	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		
Sale or Financing Concessions		ArmLth Conv:O			ArmLth Conv:O			ArmLth Conv:O			
Date of Sale/Time		s08/25;c06/25		0	s10/25;c02/25		0	s06/25;c04/25			0
Location	N;Res;	A;Res;Prox RR		60,000	N;Res;			N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple			
Site	7125 sf	8000 sf		-8,750	8000 sf		-8,750	6000 sf			11,250
View	N;Res;	N;Res;			N;Res;			N;Res;			
Design (Style)	DT2:Colonial	DT2:Colonial			DT2:Colonial			DT2:Colonial			
Quality of Construction	Q3	Q3			Q3			Q3			
Actual Age	1	1			1			1			
Condition	C1	C1			C1			C1			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			
Room Count	11 5 2.1	11 6 4.0		-45,000	9 5 3.1		-30,000	10 5 3.0			-13,890
Gross Living Area 100	3,721 sq. ft.	3,896 sq. ft.		-17,500	2,778 sq. ft.		94,300	2,758 sq. ft.			96,300
Basement & Finished	1104sf1104sf	1200sf1200sf		0	1100sf0sf		0	1000sf0sf			0
Rooms Below Grade	1rr0br0.0ba1o	1rr0br0.0ba1o					45,000				41,670
Functional Utility	1 Family Dwelling	1 Family Dwelling			1 Family Dwelling			1 Family Dwelling			
Heating/Cooling	Adeq,Central Air	Adeq,Central Air			Adeq,Central Air			Adeq,Central Air			
Energy Efficient Items	Insulated Windows	Insulated Windows			Insulated Windows			Insulated Windows			
Garage/Carport	1gbi2dw	1gbi2dw			2gbi2dw		-45,000	2gbi2dw			-41,670
Porch/Patio/Deck	Patio	None		15,000	Patio			None			13,890
Other Amenities:	1 Fireplace	1 Fireplace			1 Fireplace			1 Fireplace			
Net Adjustment (Total)		[X] + <input type="checkbox"/> -	\$ 3,750	[X] + <input type="checkbox"/> -	\$ 55,550	[X] + <input type="checkbox"/> -	\$ 107,550				
Adjusted Sale Price of Comparables		Net Adj. 0.3%		Net Adj. 3.7%		Net Adj. 7.7%					
		Gross Adj. 9.8%	\$ 1,503,750	Gross Adj. 14.9%	\$ 1,555,550	Gross Adj. 15.7%	\$ 1,496,550				

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) OneKey M.L.S., Street Easy.com, Geo-Data Plus.com, CollaterDNA.com, Property Shark.com, NYS (O.R.P.S.)

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) OneKey M.L.S., Street Easy.com, Geo-Data Plus.com, CollaterDNA.com, Property Shark.com, NYS (O.R.P.S.)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	08/22/2024			
Price of Prior Sale/Transfer	\$ 722,030			
Data Source(s)	Geo-Data Direct,Property Shark	Geo-Data Direct,Property Shark	Geo-Data Direct,Property Shark	Geo-Data Direct,Property Shark
Effective Date of Data Source(s)	01/02/2026	01/02/2026	01/02/2026	01/02/2026

Analysis of prior sale or transfer history of the subject property and comparable sales Our research and analysis into the available local data sources as well as discussion with one or more of the individuals involved in the lending process has not revealed any indication or verification that the subject property has transferred in the past 36 months prior to the date of this appraisal. Further, our research and analysis has not revealed any prior transfers of the comparable sales utilized in the 12 months prior to their most recent transfer as noted in the Sales Comparison Approach.

Since being purchased, the present owner has "knocked down" the previous improvement and built a new Structure on the site. Thus, the reason for the increase in value

Summary of Sales Comparison Approach. 1. "Site"- Adj. \$ 10.00/sf for variances in excess of 500sf. 2. "Bath"- Adj. 1% per full bath variances. 3. "G.L.A."- Adj. \$ 100.00 per Square Foot - G.L.A. - for variances in excess of 50sf. 4. "Basement Area &amp; Finish"- Adj. \$ 50.00 per Square Foot for variances in excess of 200sf; Adj. 3.00% for Finished Area variances. 5. "Parking" Adj. 1% per 1 Car Garage. 6. "Porch/Patio/Deck"- Adj. 1% per Porch-Patio-Deck variances. 7. The lack of recent newly constructed property sales, within Massapequa Park, necessitated the use of Comparable Sale #4 which exceeds the usual 6 month guideline for comparable sales.

Indicated Value by Sales Comparison Approach \$ 1,500,000

Indicated Value by: Sales Comparison Approach \$ 1,500,000 Cost Approach (if developed) \$ 1,545,100 Income Approach (if developed) \$ 0

All 3 classic approaches to value have been considered. The Income Approach to value was not developed or required by FHA for this appraisal request. Most emphasis has been placed on the Sales Comparison and Cost Approaches as they are considered the most reliable and accepted valuation method for single family dwellings. Secondary emphasis has been placed on the Cost Approach which provides additional support to the Sales Comparison Approach.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal has been completed on an "As-Is" basis. The final value conclusion is based on the subject Fee Simple and free from all encumbrances. See the attached "Limiting Conditions" Addendum.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,500,000 as of 01/02/2026, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

## Appraisal Report

## Uniform Residential Appraisal Report

2401090952

File No. 2512-04120

ADDITIONAL COMMENTS											
<b>COST APPROACH TO VALUE (not required by Fannie Mae)</b>											
Provide adequate information for the lender/client to replicate the below cost figures and calculations.											
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Since there are few, if any, vacant land sales in the subject market, the site was valued via the extraction method from recent building "knockdown" sales (essentially land sales less demolition costs) and from newly/recently re-developed properties.											
COST APPROACH	ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....							\$ 450,000
	Source of cost data Developers, General Contractors, Building Cost Analyses			Dwelling	3,721 Sq. Ft. @ \$ 250.....	= \$ 930,250					
	Quality rating from cost service Good Effective date of cost data 12/30/2025			Bsmt: 1103	Sq. Ft. @ \$ 125.....	= \$ 137,875					
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)			*** Amenities included in "Dwelling" Costs (P.P.S.F.)***							0
	The Land Value is 29.12% of the total value.			Garage/Carport	240 Sq. Ft. @ \$ 50.....	= \$ 12,000					
				Total Estimate of Cost-New .....							\$ 1,080,125
				Less 60 Physical	Functional	External					
				Depreciation \$0	\$0	= \$ ( 0 )					
				Depreciated Cost of Improvements .....							\$ 1,080,125
				"As-is" Value of Site Improvements .....							\$ 15,000
Estimated Remaining Economic Life (HUD and VA only)			60 Years	INDICATED VALUE BY COST APPROACH.....							\$ 1,545,100
<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b>											
Estimated Monthly Market Rent \$			X Gross Rent Multiplier	= \$	O Indicated Value by Income Approach						
Summary of Income Approach (including support for market rent and GRM)											
<b>PROJECT INFORMATION FOR PUDS (if applicable)</b>											
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached											
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.											
Legal name of project											
Total number of phases		Total number of units			Total number of units sold						
Total number of units rented		Total number of units for sale			Data source(s)						
Was the project created by the conversion of an existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.											
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s)											
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.											
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.											
Describe common elements and recreational facilities.											

## Uniform Residential Appraisal Report

2401090952

File No. 2512-04120

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Uniform Residential Appraisal Report

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisals Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

## Uniform Residential Appraisal Report

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name David M. Alfieri  
 Company Name O.M.I. Appraisal Associates, Inc.  
 Company Address 1315 14th Street  
West Babylon, NY 11704  
 Telephone Number 631-943-4781  
 Email Address davidalf@me.com  
 Date of Signature and Report 01/05/2026  
 Effective Date of Appraisal 01/02/2026  
 State Certification # 45000024673  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State NY  
 Expiration Date of Certification or License 04/07/2027  
 Certified Residential Real Estate Appraiser

**ADDRESS OF PROPERTY APPRAISED**  
 66 2nd Avenue  
 Massapequa Park, NY 11762

**APPRAISED VALUE OF SUBJECT PROPERTY \$** 1,500,000

**LENDER/CLIENT**  
 Name FastApp Appraisal Management Company  
 Company Name Homebridge Financial Services, Inc.  
 Company Address 99 Wood Avenue South-Suite 301  
Iceland, NJ 08830  
 Email Address On File

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

## Appraisal Report

## Uniform Residential Appraisal Report

2401090952  
File No. 2512-04120

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
66 2nd Avenue Address Massapequa Park, NY 11762		229 Glengariff Road Massapequa Park, NY 11762			75 Lindbergh Street Massapequa Park, NY 11762					
Proximity to Subject		0.36 miles SW			0.48 miles NW					
Sale Price	\$ 1,450,000			\$ 1,620,000			\$ 1,475,000			\$
Sale Price/Gross Liv. Area	\$ 389.68 sq. ft.	\$ 493.90 sq. ft.		\$ 447.24 sq. ft.			\$ sq. ft.			\$
Data Source(s)		OneKey MLS #865380;DOM 28			OneKey MLS #L3531477;DOM 22					
Verification Source(s)		Geo-Data Direct, Property Shark			Geo-Data Direct, Property Shark					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv:O			ArmLth Conv:O					
Date of Sale/Time		s08/25:c06/25		0	s01/25:c03/24		0			
Location	N:Res;	N:Res;			N:Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	7125 sf	10000 sf		-28,750	8000 sf			-8,750		
View	N:Res;	N:Res;			N:Res;					
Design (Style)	DT2:Colonial	DT2:Colonial			DT2:Colonial					
Quality of Construction	Q3	Q3			Q3					
Actual Age	1	1			1					
Condition	C1	C1			C1					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	11 5 2.1	9 5 3.1		32,400	9 5 3.1		29,500			
Gross Living Area 100	3,721 sq. ft.	3,280 sq. ft.		44,100	3,298 sq. ft.		42,300	sq. ft.		
Basement & Finished Rooms Below Grade	1104sf1104sf1n 1rr0br0.Oba1o	1500sf1100sf1n 1rr0br0.Oba1o		-24,800	1100sf0sf1n		0	44,250		
Functional Utility	1 Family Dwelling	1 Family Dwelling			1 Family Dwelling					
Heating/Cooling	Adeq,Central Air	Adeq,Central Air			Adeq,Central Air					
Energy Efficient Items	Insulated Windows	Insulated Windows			Insulated Windows					
Garage/Carpert	1gbi2dw	2gbi2dw		-48,600	2gbi2dw		-44,250			
Porch/Patio/Deck	Patio	Porch,Patio		-16,200	Patio					
Other Amenities:	1 Fireplace	1 Fireplace			1 Fireplace					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 106,650	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,050	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net Adj. -6.6% Gross Adj. 12.0%	\$ 1,513,350	Net Adj. 0.3% Gross Adj. 11.5%	\$ 1,479,050	Net Adj. % Gross Adj. %	\$			
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
Date of Prior Sale/Transfer	08/22/2024									
Price of Prior Sale/Transfer	\$722,030									
Data Source(s)	Geo-Data Direct,Property Shark	Geo-Data Direct,Property Shark			Geo-Data Direct,Property Shark					
Effective Date of Data Source(s)	01/02/2026	01/02/2026			01/02/2026					
Summary of Sales Comparison Approach										
<p>SALES COMPARISON APPROACH</p> <p>This section provides a detailed comparison of the subject property against three comparable sales. The table includes columns for the subject's features, comparable details, and value adjustments. The sales comparison approach involves analyzing these factors to determine the fair market value of the subject property.</p> <p>The subject property is located at 66 2nd Avenue, Massapequa Park, NY 11762. It is a single-family home with 5 bedrooms, 2.1 bathrooms, and a gross living area of 3,721 square feet. The property was sold on 08/22/2024 for \$1,450,000.</p> <p>The three comparables used for the analysis are:</p> <ul style="list-style-type: none"> <li><b>Comparable 1:</b> Located at 229 Glengariff Road, Massapequa Park, NY 11762. It has 5 bedrooms, 3.1 bathrooms, and a gross living area of 3,280 square feet. It was sold on 01/25/2025 for \$1,620,000.</li> <li><b>Comparable 2:</b> Located at 75 Lindbergh Street, Massapequa Park, NY 11762. It has 5 bedrooms, 3.1 bathrooms, and a gross living area of 3,298 square feet. It was sold on 01/25/2025 for \$1,475,000.</li> <li><b>Comparable 3:</b> Located at 1104sf1104sf1n, 1rr0br0.Oba1o. It has 5 bedrooms, 3.1 bathrooms, and a gross living area of 1,500 square feet. It was sold on 01/25/2025 for \$1,513,350.</li> </ul> <p>The value adjustments for the subject property include:</p> <ul style="list-style-type: none"> <li><b>Concessions:</b> A reduction of \$493.90 per square foot, resulting in a net adjustment of -\$6,650.</li> <li><b>Age:</b> An adjustment of 12.0% based on the subject's age of 1 year.</li> <li><b>Condition:</b> An adjustment of -6.6% based on the subject's condition of C1.</li> </ul> <p>The final adjusted sale price for the subject property is \$1,479,050.</p>										

**Condition Ratings and Definitions**

**C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**Quality Ratings and Definitions**

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

**Definitions of Not Updated, Updated, and Remodeled****Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical functional deterioration.

**Updated**

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled**

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

**Explanation of Bathroom Count**

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

## Appraisal Report

# Uniform Appraisal Dataset Definitions

2401090952

File No. 2512-04120

## **Abbreviations Used in Data Standardization Text**

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
B	Beneficial	Location & View	op	Open	Garage/Carpot
BsyRd	Busy Road	Location	o	Other	Basement & Finished Rooms Below Grade
cp	Carpot	Garage/Carpot	O	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
c	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
cv	Covered	Garage/Carpot	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carpot	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carpot	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carpot	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carpot	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carpot	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	w	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

## **Other Appraiser-Defined Abbreviations**

## ADDENDUM

Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 2401090952
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762

### **ADDENDUM TO THE "SUBJECT" SECTION-**

1. **Please Note:** The Estimated Value of the Subject Property is more than 10.00% less than the Predominant Value of the Subject Neighborhood.  
Thus, the Subject Property is NOT an underimprovement, with no marketability issues.

### **ADDENDUM TO THE "NEIGHBORHOOD" SECTION-**

The subject's market is currently experiencing average demand and the market is essentially "In Balance" - (17 Closed Sales v. 13 Active/Pending Properties), with Stable values. Sales concessions and buydowns are not a factor in the **Massapequa Park** Real Estate Market. Of the 13 Properties that are actively marketed for sale, 4 are Pending, or Under Contract.

Marketing Times for Actively Marketed Properties is 1-3 months for competitively priced homes and is based on conclusions reported in published reports and the 1004 Market Conditions Grid. The appraiser has determined that the market has been consistently stable as of the effective date of valuation. See the attached 1004MC Addendum page and the attached Market Conditions Graph as supportive data.

The predominant value for the **Massapequa Park** Real Estate Market is \$ 762,500 on all recent 1 family dwelling transactions, within the market are The Subject's appraised value of \$ 1,500,000 is well above the predominant "1-4 unit" value noted above due to the subject being an above average sized, detached, 5 Bedroom, 1 family, Colonial-style dwelling, in overall New (U.A.D. defined C1) Condition situated on an average sized parcel of land which would not have trouble competing in the open market at this opinion of value.

### **ADDENDUM TO THE "SITE" SECTION-**

**Highest & Best Use Analysis Conclusions:** The subject as Improved Is a legally permissible use based on It current zoning (Residential "A"). The site size, shape, physical condition and land to build ratio allow the present structure and Indicate a good utilization of the Improvements. Based on the current market conditions, the present use as a one family dwelling as Is Its most financially feasible and maximally productive use. Thus, the Highest & Best Use Is Its present use.

### **ADDENDUM TO THE "IMPROVEMENTS" SECTION-**

1. Construction to the Subject Property Is complete. This appraisal has been completed on an "As-Is" Basis.

2. Please Note: Smoke detectors at were present during the inspection.

### **ADDENDUM TO THE "SALES COMPARISON APPROACH" SECTION-**

1. The data presented in this appraisal are considered to be reliable and reflects actual market trends. All adjustments are extracted from an ongoing survey that is conducted for all assignments for the purpose of accumulating data for the using appraisals. This ongoing survey includes interviews with homeowners, architects, developers, and realtors regarding prevailing market conditions/real estate trends and is inclusive of the cost of recent improvements and significant amenities, consumer tastes, and preferences related to individual items involved in the purchase of real estate. The adjustments found in this appraisal are consistent with market data and opinions of the collective assessment of industry leaders.

The adjustments are considered to be reasonable and adequately supported.

2. **Please Note:** Most comparative criteria variances reported in the Sales Comparison Approach are within acceptable parameters & appropriately bracketed. The Market Reaction Adjustments utilized in this analysis have been derived via Paired Sales Analysis but adjusted as a percentage of each respective Sale Price for consistency.

4. "Time"- No Time adjustment has been applied.

Benchmarking Analysis:

The Massapequa real estate market shows a modest increase in value as Median Sales Prices are ~\$ 762,500 in relation to the same time period last year they were ~680,000; which would indicate a robust ~10.81% increase in the last year. However, The overall market shows a 3.41% increase over the same time period. For this appraisal assignment, this analysis is provided as documented support that NO market adjustments (time adjustments) are warranted for TIME in the Sales Comparison Approach grid.

### **Clarification of Certification #23-**

The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for the purpose of "**Purchase**" as noted in the "Subject Section" on Page 1 for Assignment Type; which is subject to the stated scope of work, purpose of the appraisal, reporting requirements of the appraisal report form, and definition of market value. No additional intended users have been identified by the appraiser.

### **ADDENDUM TO THE "RECONCILIATION" SECTION-**

Although all 3 Classic Approaches to value were considered, the Scope of Work (S.O.W.) requested by the client required the Sales & Cost Approaches to value. The Sales Comparison Approach is most applicable in determining the final value conclusion, with primary emphasis being place on Comparable Sales #1 - #5 as they are recent, proximate and most similar to the subject requiring few adjustments and are all recent newly constructed improvements similar to the subject.

1. The appraiser, David M. Alfieri, performed an interior Inspection of the property located at 66 Second Avenue, Massapequa Park, NY 11762 on January 02, 2026 to evaluate the property for a mortgage financing for a Purchase, subject to the stated scope of work, purpose of the appraisal, reporting requirements this appraisal form, and definition of market value. No additional intended used are identified by the appraiser.

2. This appraisal has been performed on an "As-Is" basis as of the date of the inspection and is "Subject to" the Limiting Conditions noted in the attached addendum. All utilities were on and all mechanicals appeared to be functioning properly.

3. I, David M. Alfieri, have not been engaged to, nor have performed any services, as an appraiser, or in any other capacity, regarding the property noted in this analysis, within a period of three years preceding the acceptance of this assignment.

## ADDENDUM

Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 2401090952
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762

4. The intended user of this report is the Client - **Homebridge Financial Services, Inc.** The Intended Use is to evaluate the property that is the subject of this appraisal to determine the market value of the subject property noted within this report, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Value. No additional Intended Users are Identified by the appraiser.

5. The Estimated Value for the Subject Property is slightly above the Contract Price (\$ 1,500,000/\$ 1,475,000 - 1.66% variance); this has no impact on the integrity of this valuation.

DEFINITION OF MARKET VALUE- "MARKET VALUE" IS DEFINED BY THE OFFICE OF THE COMPTROLLER OF THE CURRENCY UNDER 12 CFR, PART 34, SUBPART C APPRAISALS, 34.42 DEFINITIONS, AS:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale. The buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and Seller are typically motivated;
2. Both parties are well-informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in us dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or Creative financing or sales concessions granted by anyone associated with the sale.

This value is estimated in terms of cash or terms equivalent to cash. The property is appraised on an "as is" basis, unless otherwise noted in the conditions of the appraisal section of the report.

### **SUPPLEMENTAL CERTIFICATION-**

This is an appraisal report which is intended to comply with the reporting requirements set forth under standards rule 2-2(b) of the uniform standards of professional appraisal practice (U.S.P.A.P.) for a summary appraisal report. As such, it presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for their specified use. The appraiser is not responsible for unauthorized use of this report.

The objective of this appraisal is to estimate the fair market value of the subject property as of the date specified in the report. The purpose of this report is to present the data and reasoning that the appraiser has used to form the opinion of value. The scope of the appraisal includes a thorough search of all available and applicable public and private data sources, a physical inspection of the subject property and surrounding area and all other requirements under the uniform standards of professional appraisal practice (U.S.P.A.P.).

This appraisal was completed in conformance with title xi of the federal financial institution reform, recovery and enforcement act of 1989 (F.I.R.R.E.A.) and the uniform standards of professional appraisal practice (U.S.P.A.P.). My compensation is not based upon the reporting of a predetermined value or the direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Although reasonable diligence has been exercised during the inspection of the subject property, the appraiser is not a qualified expert in such matters as structural engineering, roof certification, well certification, septic system certification, pest control, hazardous materials, toxic gases, site stability, soils engineering, site construction, etc., and no warranty is given or implied with respect to these or any physical elements. If structural integrity, roof adequacy, septic system adequacy, well system adequacy, hazardous materials, toxic gases, site contamination, pest infestation, dry rot, site stability, etc.. is of concern to the client, the owner, or potential prospective purchaser of the subject property, it is recommended that an expert in these fields be retained. If any such inspections are conducted, and deficiencies are discovered that would render the subject property less valuable, then the estimated value contained in this report is subject to correction of deficiencies.

The digital photos of the subject in the report are original photos taken at the time of inspection and have not been enhanced or altered in any way.

The signatures provided in this report are original signatures of the respective appraisers. The signatures are stored in a digital format within the software utilized to create this report. In order to maintain the security/integrity of this report, signatures may be utilized and/or removed by this office only via the use of a private password assigned to each signature.

The photographs of the comparables are from the appraiser's own files and the appraiser did in fact drive by these properties for an exterior inspection during the preparation of this appraisal.

### **SCOPE OF THE APPRAISAL-**

Assignment elements define and characterize the problem to be solved in an appraisal which in turn determines the type and extent of research and analysis to include in the development process assignment. Elements include client, intended use, intended users, type and definition of value, effective date, relevant characteristics of the subject property, and assignment conditions. Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional, and other conditions that affect the scope of work. This appraisal is prepared in conformity with the uniform standards of professional appraisal practice. The following are major elements in the investigation leading to the conclusion of value.

Investigation of market activity in order to accumulate sufficient data from which to derive indications of market value by the relevant approaches.

A thorough physical inspection of the property, similar to the inspection that would be performed by a potential purchaser but less comprehensive than would be performed by a professional engineer which a purchaser might hire. The inspection does not include determination of the existence of harmful substances such as asbestos.

## ADDENDUM

Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 2401090952
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762

### **ADDITIONAL COMMENTS & RECONCILIATION-**

Sufficient rental data was not available to estimate a reliable gross rent multiplier for the subject property, as the majority of the homes within the subject's market area are owner occupied. Hence, the income approach was not employed.

the subject's legal address was taken from www.propertyshark.com, public records or Geo-Data Direct.com.

our current and or future employment or compensation is not contingent upon reporting a predetermined value or direction in a stipulated result or the occurrence of a subsequent event.

No below grade areas or basements have been included in the overall gross living area for the subject property and or any comparable sale used in this report.

If the property was constructed before 1978, the subject might have lead paint. No warrant for representation has been given. No peeling was observed at the time of the inspection.

This appraisal has been signed electronically. it is an accurate representation of the appraisers' signature. these signature(s) are secured with specific protected security access codes. this is recognized and approved by the appraisal institute and all major banks and lending institutions. following assumptions based on the above:

1. that the information provided to the appraiser by the client, purchaser, or current owner is accurate, and that there are no misrepresentations.
2. that the subject's land use is not likely to change and that the municipality has no plans for eminent domain or for a change of zoning for the site.
3. that the market conditions for the subject property are constant. that there have been no national, state and or local events which will change the supply and demand, marketing time or financing options available in the subject's marketing area.
4. that the subject property is zoned for its current use and that there have been no substantial changes in the local zoning or legislation which will make this a non conforming property. as some properties have been erected before zoning laws were enacted in this area; it is possible that homes built before local zoning legislation may already be non-conforming properties. it is beyond the scope of the appraiser to ascertain rebuilding codes or letters from municipalities statues their zoning intentions.
5. that the subject's current use is the highest and best use. it is beyond the scope of the appraiser to provide speculative values based upon extraordinary assumptions.
6. that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for the engineering which may be required to discover such factors. It is beyond the scope of this appraisal for the appraiser to comment on items which are outside the field of appraisal knowledge. (ie wiring, plumbing, heating and cooling systems, etc.).
7. that unless noted, all comparables used were purchased with conventional financing, cash or cash equivalents, and that there were no unusual conditions applied to any of the sales used.
8. that the subject and all comparables are held in a fee simple state. if this report is of a cooperative apartment unit, then the valuation is of a leased fee.
9. If this appraisal is for the purpose of a sale, that the buyer and seller are both informed and action in their own best interest. the subject property has been appraised based on value in use, not value in exchange. items of a speculative or potential value are beyond the scope of this report.

U.S.P.A.P. requires a three (3) year sales history for the subject and all comparables sales used. In most states, title can be conveyed by three processes: by will, by deed or by court order. it is beyond the scope of this appraisal to perform a preliminary title report; which would report all transfers, or partial interest transfers. appraiser's typically use mls, comas inc, property shark, or other subscription services, which may or may not record all transactions. the appraiser can not definitely comment on title transfers without an itemized title report. however, the appraiser has attempted to find all sales and note such sales that have occurred in the past 36 months in this report.

the appraiser can not be responsible for the condition of the property after the initial inspection. we can not assume or guarantee that the property has not changed since the date of the initial inspection.

No inspection has been made of the subject's structural integrity.

The subject's sketch shows approximate dimensions and is included to assist the reader in visualizing the property, the appraiser has made no survey of the subject property.

The appraiser had no present or anticipated future interest in the subject property.

This report has been performed in an objective, independent and impartial manner.

The value estimate given in this report is not based on any contingent fees, no compensation has been paid to the client in return for any appraisal assignments, nor has any predetermined value been provided.

The appraiser is not acting as an advocate for the client in any way, and the estimate of value given in this report is the appraiser's opinion and may differ from other professional's opinion.

the report is provided to the client on a confidential basis, and requires the written consent of the client for the release to a third party.

If this report is for a single family home, the income and cost approach to value are not required and thus they have been omitted from this

## ADDENDUM

Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 2401090952
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762

report.

specific lender requirements, may request either and or both the income and or cost approach to be included in the report.

the appraiser accepts no responsibility for the flood zone determination.

**End Notes-**

The information presented on the 2nd page of the report (listings and recent sales) might differ from the data presented on the mc1004 form. This is due to the fact that the information presented on the 2nd page of the report is generally based on sales within a one mile radius of the subject property and in the same school district as the subject. The data presented in the mc1004 form is from the same school district and town as the subject. Thus the information and the data might be different.

The subject property is located less than 50 miles from my office/home. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

This report is not a home inspection and offers no warranties or guarantees of any kind expressed or implied. The sole purpose of this appraisal is to estimate market value for the subject property at the time of inspection. The rating of the subject property's mechanical systems (heating, plumbing, electrical, etc...) is based upon visual inspection only. The appraiser is not qualified to render any judgement as to the adequacy or the life expectancy of these systems.

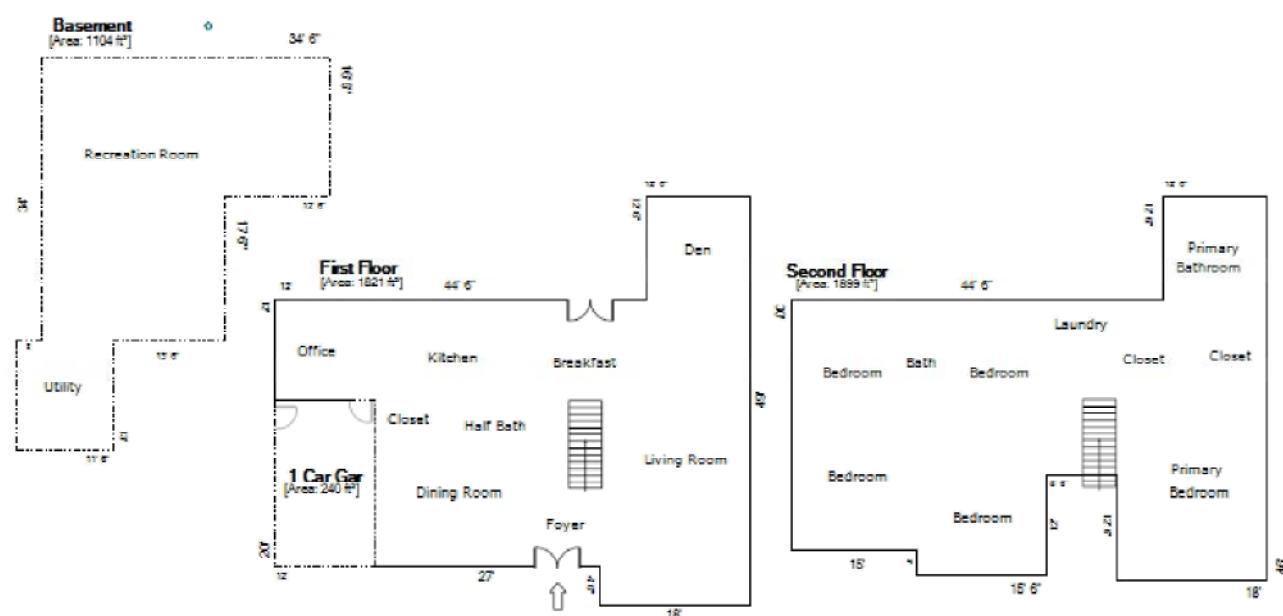
No employee, director, officer or agent of the lender, or any third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user, borrower or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client.

# FLOORPLAN SKETCH

Borrower: Gina Pasquale  
 Property Address: 66 2nd Avenue  
 City: Massapequa Park  
 Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
 Case No.: 2401090952  
 State: NY  
 Zip: 11762

## Sketch



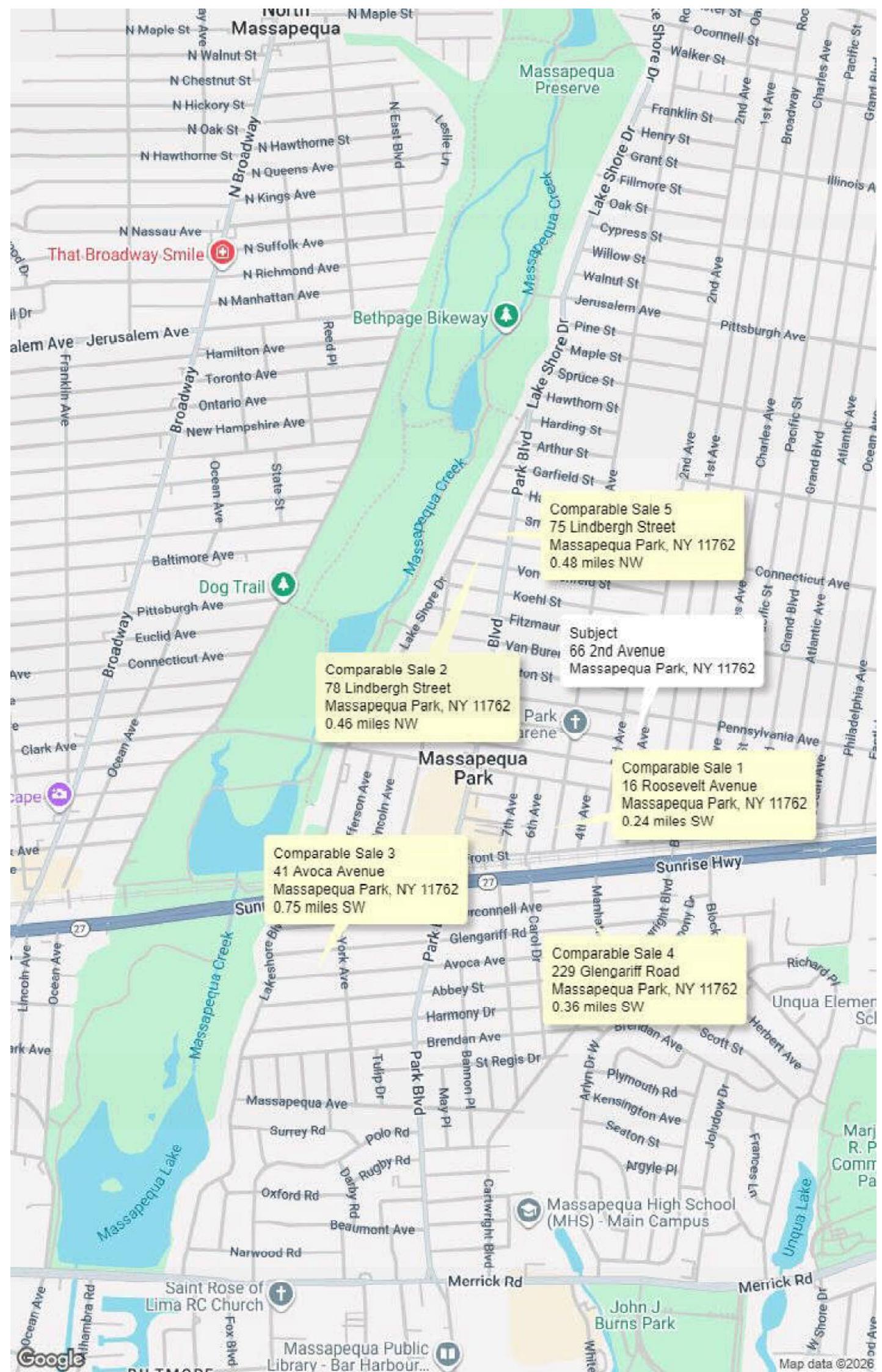
20 ft

Living Area		Area Calculation			
First Floor	1821.25 ft <sup>2</sup>	First Floor		x 1.00 =	1821.25 ft <sup>2</sup>
Second Floor	1899.25 ft <sup>2</sup>	<input type="checkbox"/>	4' 6" x 18' x	1.00 =	81 ft <sup>2</sup>
<b>Nonliving Area</b>		<input type="checkbox"/>	12' 6" x 12' 6" x	1.00 =	156.25 ft <sup>2</sup>
1 Car Gar	240 ft <sup>2</sup>	<input type="checkbox"/>	32' x 45' x	1.00 =	1440 ft <sup>2</sup>
Basement	1103.75 ft <sup>2</sup>	<input type="checkbox"/>	12' x 12' x	1.00 =	144 ft <sup>2</sup>
		Second Floor			
		<input type="checkbox"/>	12' 6" x 18' x	1.00 =	225 ft <sup>2</sup>
		<input type="checkbox"/>	3' x 15' 6" x	1.00 =	46.5 ft <sup>2</sup>
		<input type="checkbox"/>	12' 6" x 12' 6" x	1.00 =	166.25 ft <sup>2</sup>
		<input type="checkbox"/>	26' 6" x 21' x	1.00 =	556.5 ft <sup>2</sup>
<b>Total Living Area (rounded):</b>		<b>3721 ft<sup>2</sup></b>	<input type="checkbox"/>	30' 6" x 30' x	1.00 = 915 ft <sup>2</sup>

### LOCATION MAP

Borrower: Gina Pasquale  
 Property Address: 66 2nd Avenue  
 City: Massapequa Park  
 Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
 Case No.: 2401090952  
 State: NY  
 Zip: 11762



**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Gina Pasquale  
Address: 66 2nd Avenue  
City: Massapequa Park

St: NY

Zip: 11762

File No.: 2512-04120  
Case No.: 2401090952  
Lender: Homebridge Financial Services, Inc.

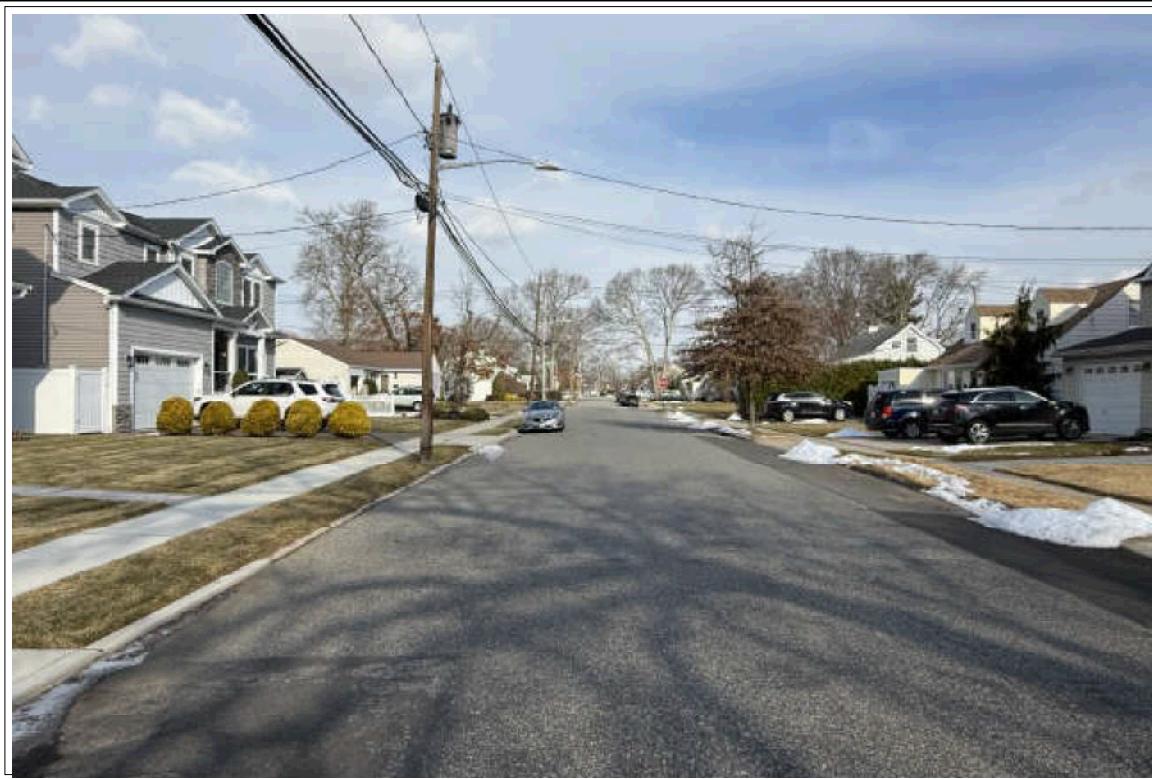


**FRONT VIEW OF SUBJECT PROPERTY**

Date: January 2, 2026  
Appraised Value: \$ 1,500,000



**REAR VIEW OF SUBJECT PROPERTY**



**STREET SCENE**

**Subject Photos - 1**

Borrower: Gina Pasquale

Address: 66 2nd Avenue

City: Massapequa Park

St: NY

Zip: 11762

File No.: 2512-04120

Case No.: 2401090952

Lender: Homebridge Financial Services, Inc.



Living Room



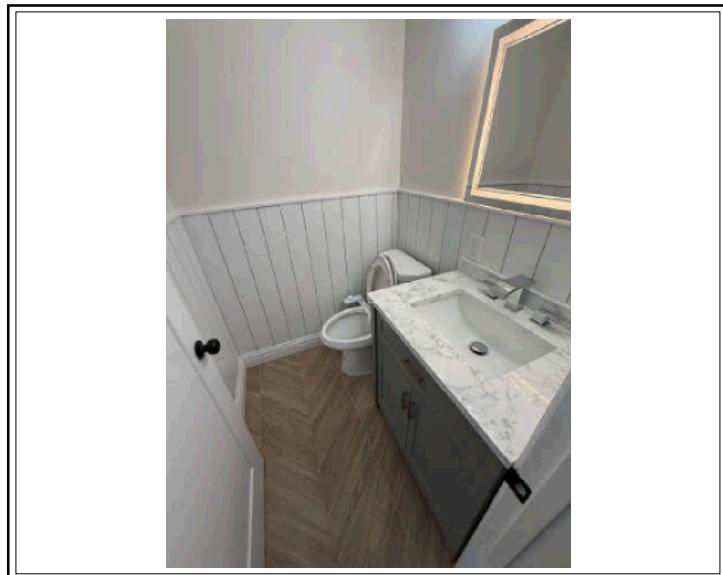
Dining Room



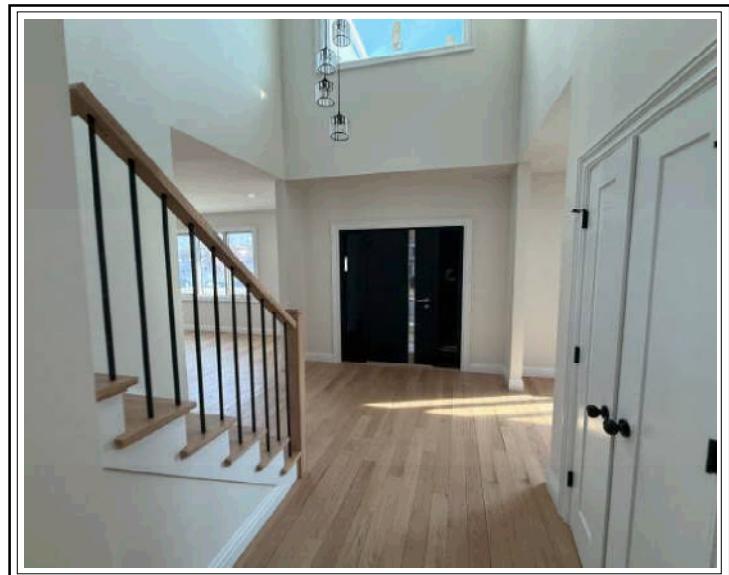
Kitchen



Breakfast Area



Half Bath



Foyer

**Subject Photos - 2**

Borrower: Gina Pasquale

Address: 66 2nd Avenue

City: Massapequa Park

St: NY

Zip: 11762

File No.: 2512-04120

Case No.: 2401090952

Lender: Homebridge Financial Services, Inc.



Den



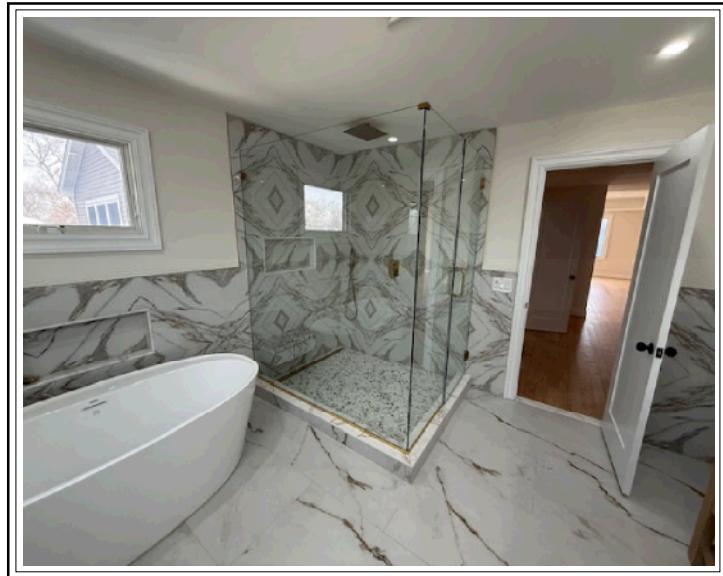
Office



Primary Bedroom



Primary Bathroom



Primary Bathroom



Primary Bathroom

**Subject Photos - 3**

Borrower: Gina Pasquale

Address: 66 2nd Avenue

City: Massapequa Park

St: NY

Zip: 11762

File No.: 2512-04120

Case No.: 2401090952

Lender: Homebridge Financial Services, Inc.



Bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Primary Bedroom - Walk-In Closet

**Subject Photos - 4**

Borrower: Gina Pasquale

Address: 66 2nd Avenue

City: Massapequa Park

St: NY

Zip: 11762

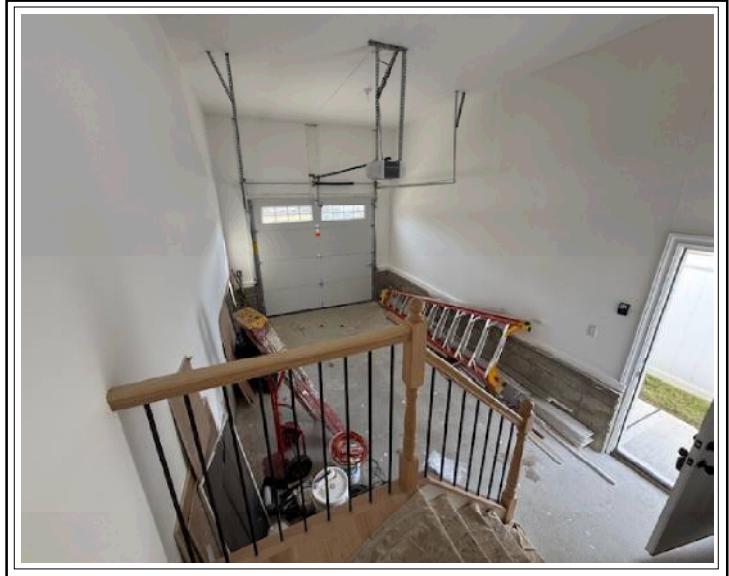
File No.: 2512-04120

Case No.: 2401090952

Lender: Homebridge Financial Services, Inc.



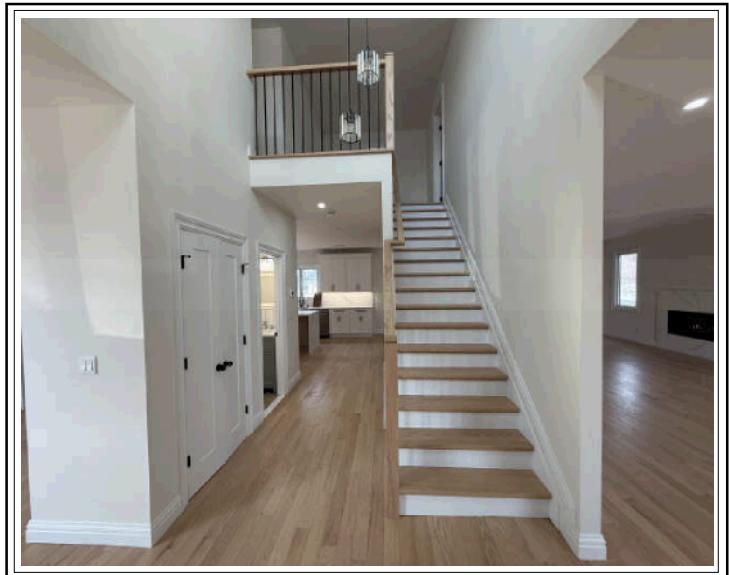
Laundry Room



Garage - Interior



Driveway



Foyer



Finished Basement



Finished Basement

**Subject Photos - 5**

Borrower: Gina Pasquale  
Address: 66 2nd Avenue  
City: Massapequa Park

St: NY

Zip: 11762

File No.: 2512-04120  
Case No.: 2401090952  
Lender: Homebridge Financial Services, Inc.



Finished Basement



Living Room - Alternate View



Electric Service Panel



Heating System



Central Air Compressors



Basement - Eingrerss/Egress Window

Borrower: Gina Pasquale  
Property Address: 66 2nd Avenue  
City: Massapequa Park  
Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
Case No.: 2401090952  
State: NY  
Zip: 11762



Front of Subject  
Alternate View



Rear of Subject  
Alternate View

# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Gina Pasquale

File No.: 2512-04120

Address: 66 2nd Avenue

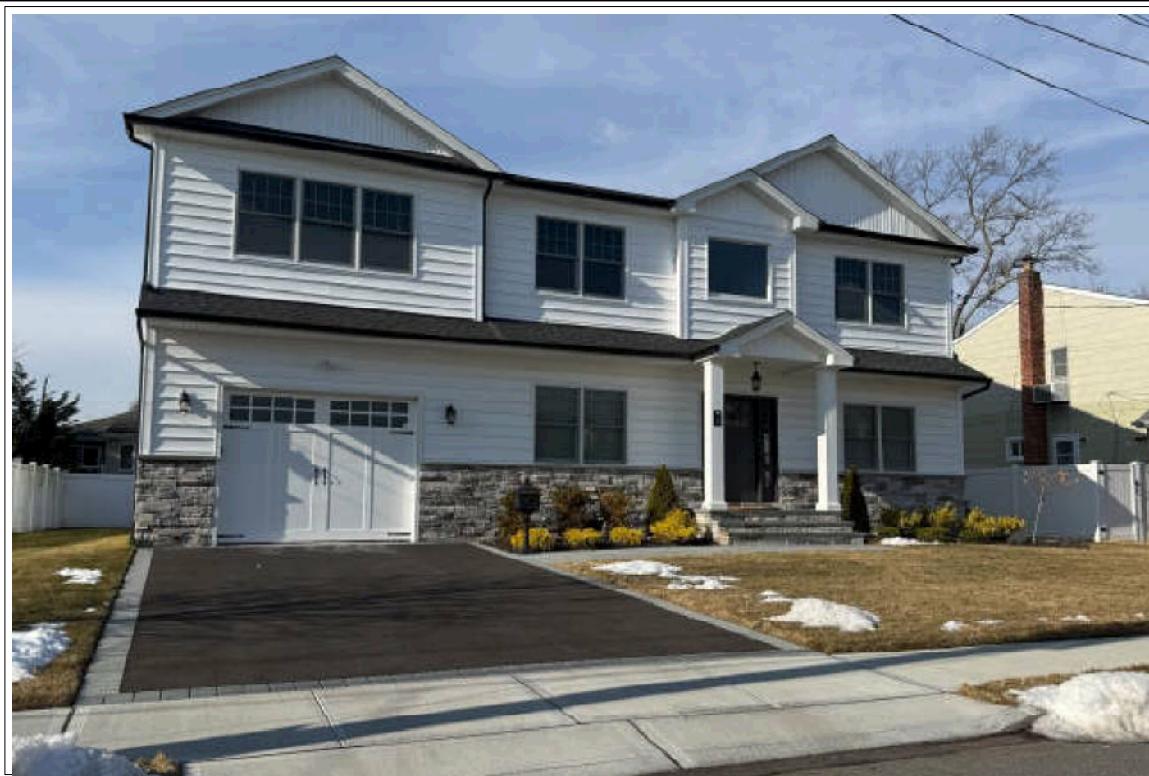
Case No.: 2401090952

City: Massapequa Park

St: NY

Zip: 11762

Lender: Homebridge Financial Services, Inc.



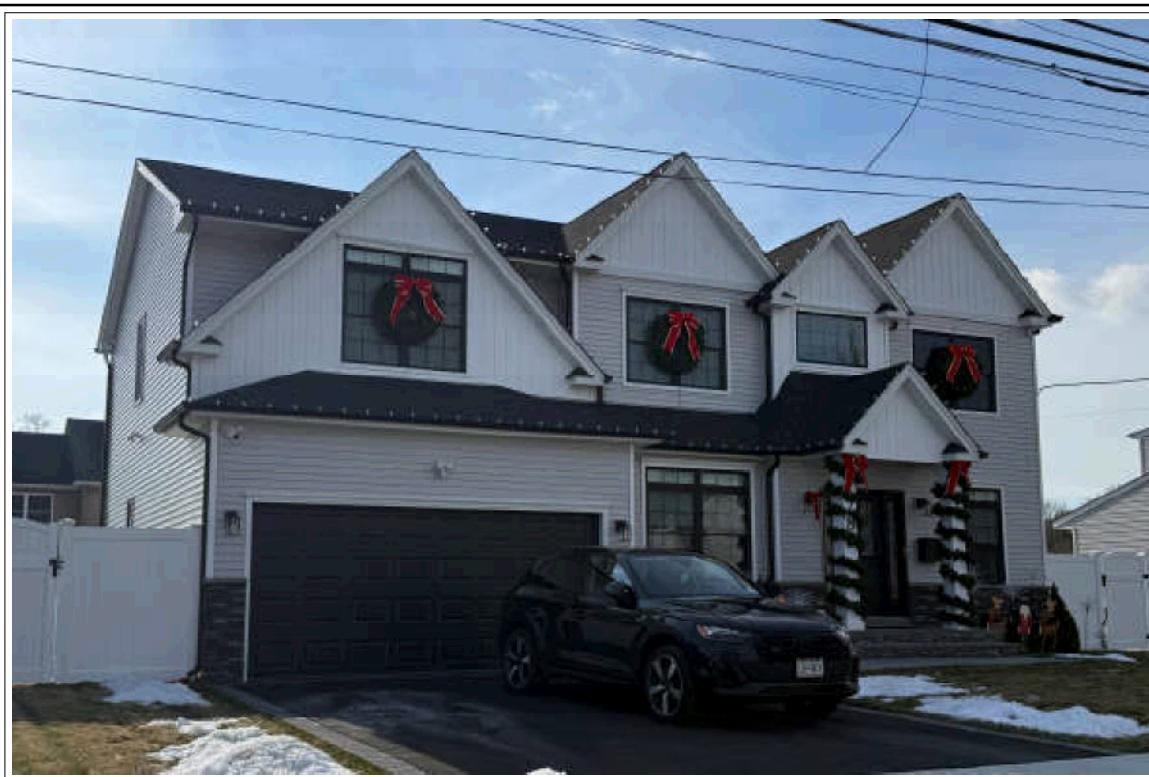
COMPARABLE SALE #1

16 Roosevelt Avenue

Massapequa Park, NY 11762

Sale Date: s08/25;c06/25

Sale Price: \$ 1,500,000



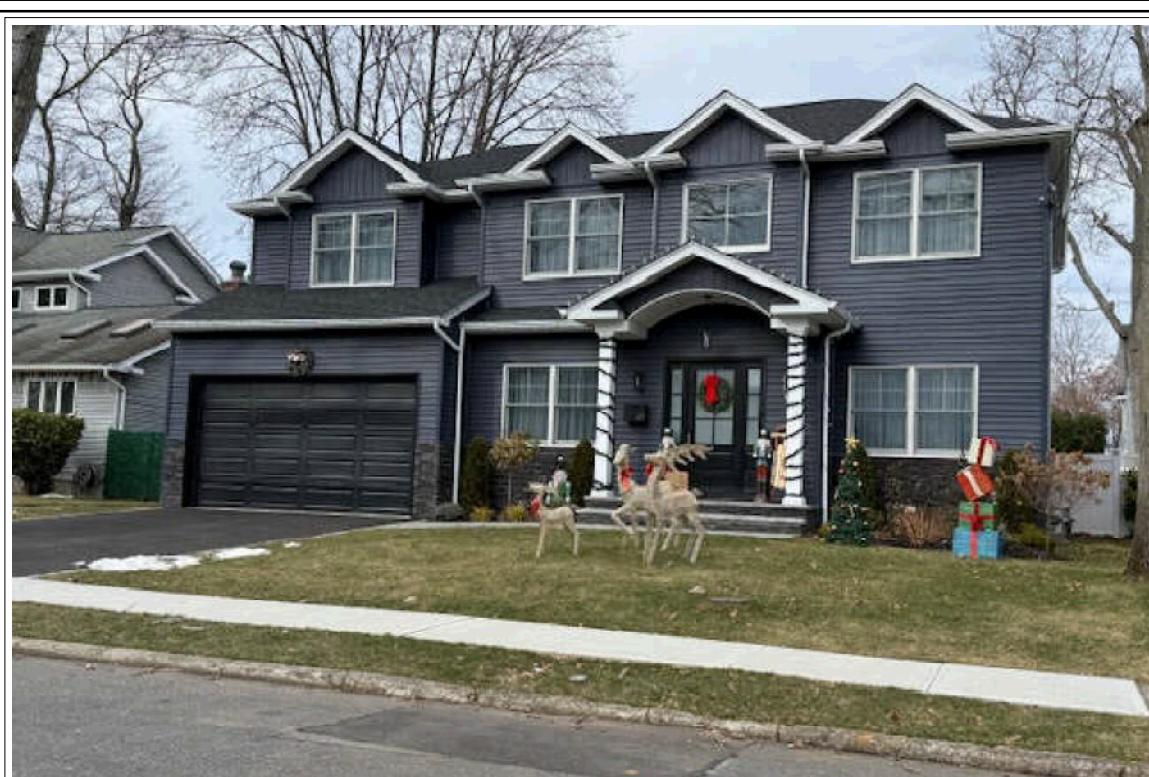
COMPARABLE SALE #2

78 Lindbergh Street

Massapequa Park, NY 11762

Sale Date: s10/25;c02/25

Sale Price: \$ 1,500,000



COMPARABLE SALE #3

41 Avoca Avenue

Massapequa Park, NY 11762

Sale Date: s06/25;c04/25

Sale Price: \$ 1,389,000

# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Gina Pasquale

File No.: 2512-04120

Address: 66 2nd Avenue

Case No.: 2401090952

City: Massapequa Park

St: NY

Zip: 11762

Lender: Homebridge Financial Services, Inc.



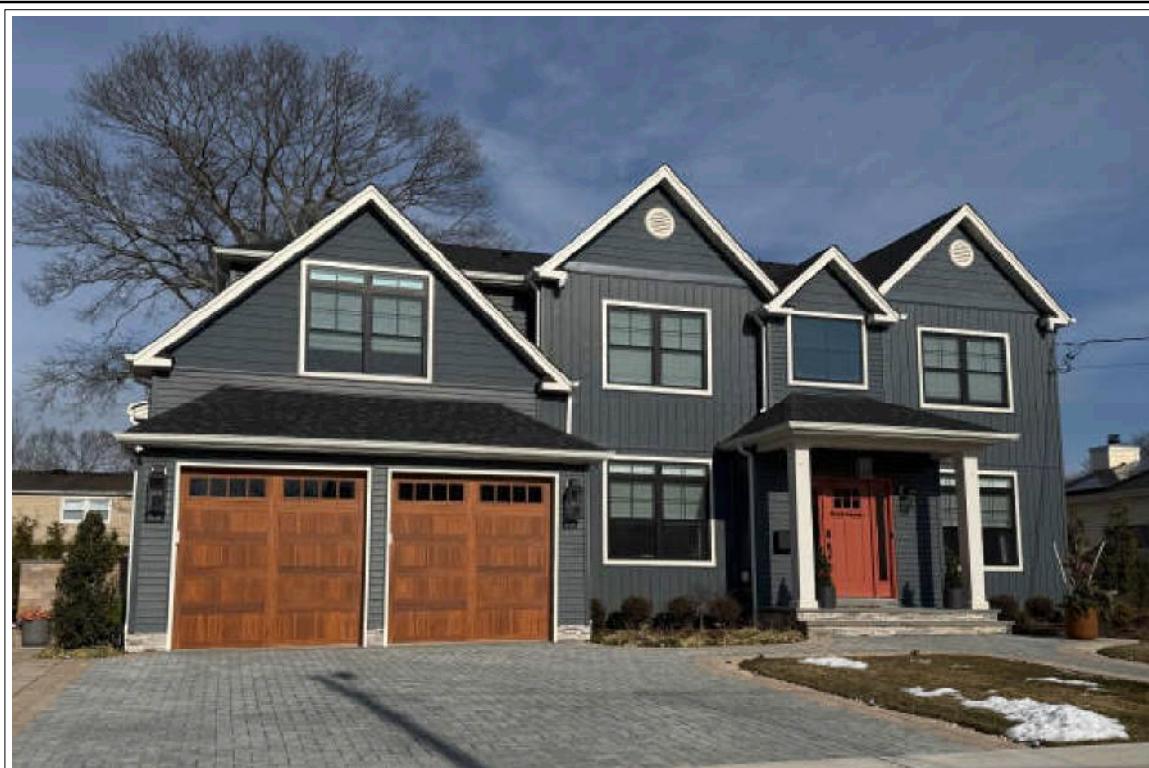
## COMPARABLE SALE #4

229 Glengariff Road

Massapequa Park, NY 11762

Sale Date: 5/08/25; C06/25

Sale Price: \$ 1,620,000



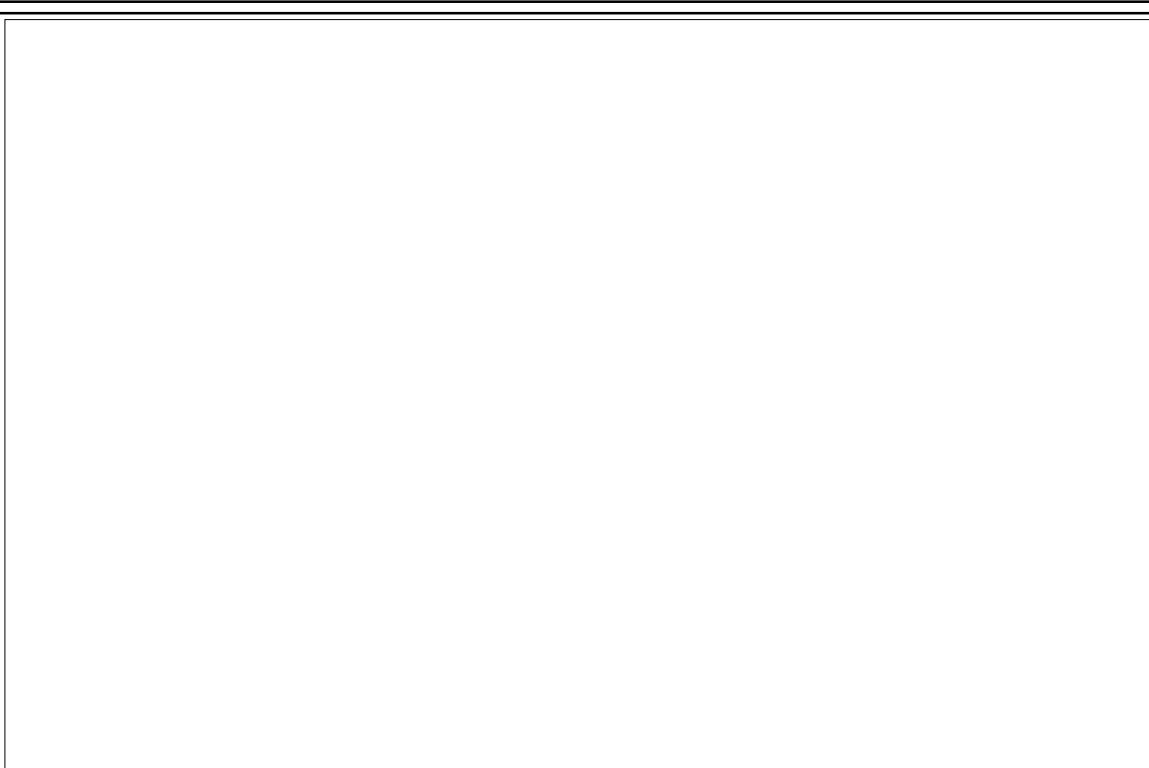
## COMPARABLE SALE #5

75 Lindbergh Street

Massapequa Park, NY 11762

Sale Date: 5/01/25; C03/24

Sale Price: \$ 1,475,000



## COMPARABLE SALE #6

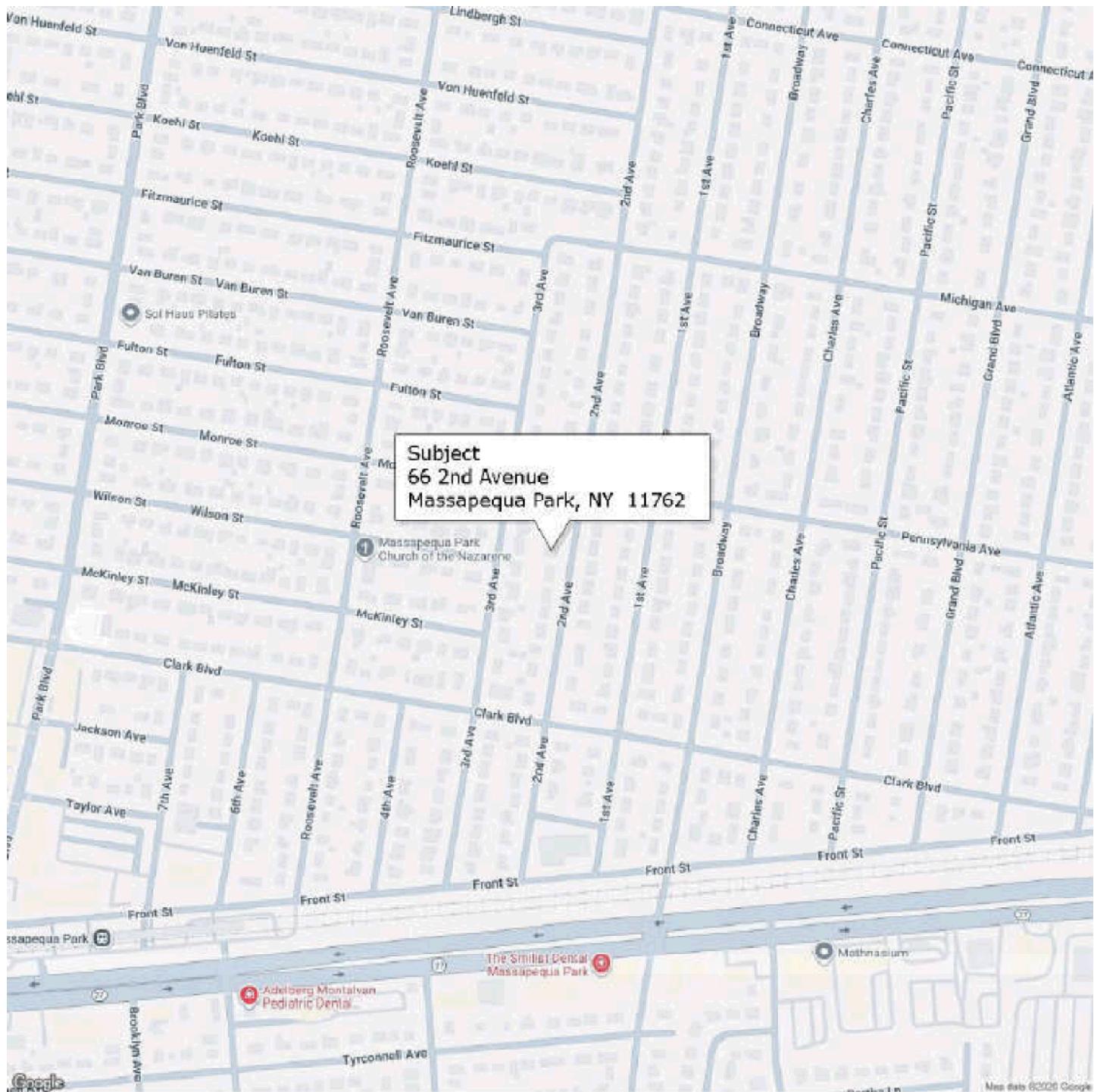
Sale Date:

Sale Price: \$

## FLOOD MAP

Borrower: Gina Pasquale  
 Property Address: 66 2nd Avenue  
 City: Massapequa Park  
 Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
 Case No.: 2401090952  
 State: NY  
 Zip: 11762



### FLOOD INFORMATION

Community: Village of Massapequa Park  
 Property is NOT in a FEMA Special Flood Hazard Area  
 Map Number: 36059C0262G  
 Panel: 36059C0262  
 Zone: X  
 Map Date: 09-11-2009  
 FIPS: 36059  
 Source: FEMA DFIRM

### LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
- = Forest
- = Water

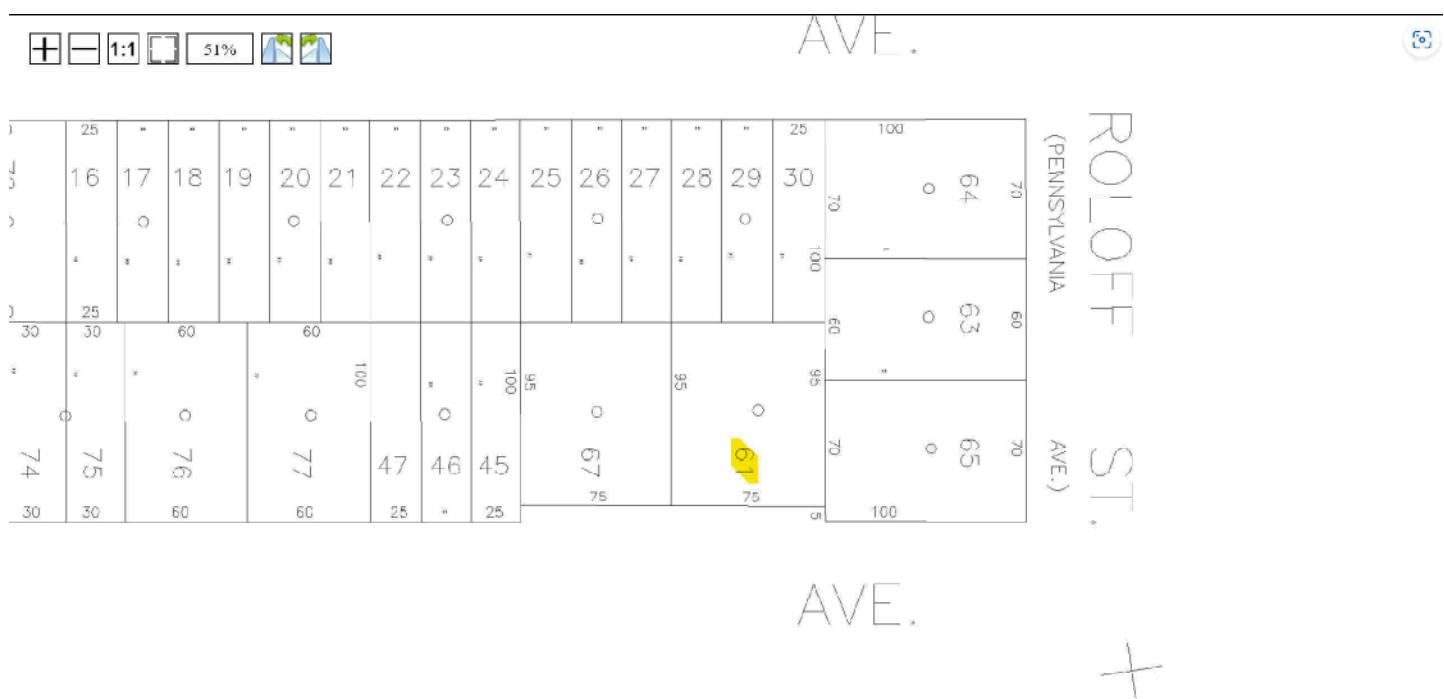
**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.  
 No liability is accepted to any third party for any use or misuse of this flood map or its data.

## PLAT MAP

Borrower: Gina Pasquale  
Property Address: 66 2nd Avenue  
City: Massapequa Park  
Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
Case No.: 2401090952  
7ip: 11762



### AERIAL MAP

Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 240109092
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762



Borrower: Gina Pasquale	File No.: 2512-04120
Property Address: 66 2nd Avenue	Case No.: 2401090952
City: Massapequa Park	State: NY
Lender: Homebridge Financial Services, Inc.	Zip: 11762

**Nassau CMA Report**[Print](#) | [Close](#)**Search Criteria:**

Location	1 mile radius
Sale Date	12/1/2024 - 1/2/2025
Sale Price	\$400,000 - \$3,000,000
Class	All 2's

**Statistics:**

High Sale Price	\$1,620,000
Average Sale Price	\$793,768
Low Sale Price	\$400,000
Median Sale Price	\$762,500

**1004MC with sale date range of 01/03/2025 - 01/02/2026**

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months	Total
Total # of Comparable Sales	75	56	36	167
Absorption Rate(# Comparables/ # Months)	12.50	18.67	12.00	13.92
Total # of Comparable Active Listings			N/A	N/A
Months of Housing Supply (Total Listings/Ab. Rate)			N/A	N/A
Median Comparable List Price			N/A**	N/A**
Median Sale Price as % of List Price			N/A	N/A
Median Comparable Sale Price	\$738,000	\$817,500	\$740,000	\$765,000
<i>Total # of Comparable Sales w/o Foreclosures*</i>	75	56	36	167

\* GeoData Plus determines a foreclosure as any property that sold within 12 months of a lis pendens being filed upon it.

Comparables: 167

**Nassau CMA Report**[Print](#) | [Close](#)**Search Criteria:**

Location	1 mile radius
Sale Date	09/1/2023 - 09/01/2024
Sale Price	\$400,000 - \$2,500,000
Class	All 2's

**Statistics:**

High Sale Price	\$1,349,000
Average Sale Price	\$670,303
Low Sale Price	\$400,000
Median Sale Price	\$650,000

**1004MC with sale date range of 09/02/2023 - 09/01/2024**

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current-3 Months	Total
Total # of Comparable Sales	65	23	34	122
Absorption Rate(# Comparables/ # Months)	10.83	7.67	11.33	10.17
Total # of Comparable Active Listings			N/A	N/A
Months of Housing Supply (Total Listings/Ab. Rate)			N/A	N/A
Median Comparable List Price			N/A**	N/A**
Median Sale Price as % of List Price			N/A	N/A
Median Comparable Sale Price	\$630,000	\$635,000	\$702,500	\$650,000
<i>Total # of Comparable Sales w/o Foreclosures*</i>	65	23	34	122

\* GeoData Plus determines a foreclosure as any property that sold within 12 months of a lis pendens being filed upon it.

Comparables: 122

## DIMENSION LIST ADDENDUM

Borrower: Gina Pasquale

File No.: 2512-04120

**Property Address:** 66 2nd Avenue

Case No.: 2401090952

City: Massapequa Park

State: NY

Zip: 11762

<b>GROSS BUILDING AREA (GBA)</b>		<u>3,721</u>	
<b>GROSS LIVING AREA (GLA)</b>		<u>3,721</u>	
Area(s)	Area	% of GLA	% of GBA
Living	<u>3,721</u>		<u>100.00</u>
Level 1	<u>1,821</u>	<u>48.94</u>	<u>48.94</u>
Level 2	<u>1,899</u>	<u>51.03</u>	<u>51.03</u>
Level 3	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Other	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Basement	<input type="checkbox"/>	<u>1,104</u>	<u>_____</u>
Garage	<input type="checkbox"/>	<u>240</u>	<u>_____</u>
Other	<input type="checkbox"/>	<u>420</u>	<u>_____</u>

Borrower: Gina Pasquale  
Property Address: 66 2nd Avenue  
City: Massapequa Park  
Lender: Homebridge Financial Services, Inc.

File No.: 2512-04120  
Case No.: 2401090952

**Market Conditions Addendum to the Appraisal Report**

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 66 2nd Avenue	City Massapequa Park	State NY	Zip Code 11762
--------------------------------	----------------------	----------	----------------

Borrower Gina Pasquale

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH &amp; ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	4	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.67	1.33	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings			3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)			3.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,475,000	1,500,000	1,500,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	47	63	49	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price			1,545,450	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market			N/A	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	2.92%	3.31%	3.03%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).  
Sellers Concessions and Buydowns are NOT typical in the subject market.

CONDOPROJECTS

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Although R.E.O. Sales & Non-Arms Length Transactions have occurred in the marketplace, they are NOT a driving factor for values.

Cite data sources for above information. Street Easy.com, Geo-Data Plus.com, CollaterDNA.com, Property Shark.com, NYS (O.R.P.S.)

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The appraiser performed a comprehensive analysis of multiple data sources in order to develop an accurate conclusion concerning housing trends and overall market conditions within the subject neighborhood. The information above for the inventory analysis was derived by using subject specific Comparable Sales, Pending Sales, and Active Listings from the above noted data sources. Information for median Sale & List Price, Days on Market (D.O.M.), and List/Sales Price Discount Percentage were derived from competitive condominium projects throughout the entire Market Area. The overall market trends appear to be Stable and the market supply is essentially in balance.

If the subject is a unit in a condominium or cooperative project , complete the following:	Project Name:					
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Not Applicable

Summarize the above trends and address the impact on the subject unit and project. Not Applicable

APPRaiser

**APPRAISER**

Signature \_\_\_\_\_  
Name David M. Alfieri  
Company Name O.M.I. Appraisal Associates, Inc.  
Company Address 1315 14th Street  
West Babylon, NY 11704  
State License/Certification # 45000024673 State NY  
Email Address davidalf@me.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
Email Address \_\_\_\_\_

## USPAP ADDENDUM

Borrower: Gina Pasquale  
 Property Address: 66 2nd Avenue  
 City: Massapequa Park County: Nassau State: NY Zip Code: 11762  
 Lender: Homebridge Financial Services, Inc.

## APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).  
 **Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-3 Months

Exposure time is defined by USPAP as "an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." USPAP requires the reporting of the exposure time when exposure time is a component of the definition for the value opinion being developed.

## Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## Additional Comments

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

## APPRAISER:

Signature:   
 Name: David M. Alfieri  
 Date Signed: 01/05/2026  
 State Certification #: 45000024673  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: NY  
 Expiration Date of Certification or License: 04/07/2027  
 Effective Date of Appraisal: 01/02/2026

## SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not     Exterior-only from street     Interior and Exterior

\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: 2512-04120

01/05/2026

O.M.I. Appraisal Associates, Inc.  
1315 14th Street  
West Babylon, NY 11704

Borrower : Gina Pasquale

Invoice # : 123101  
Order Date : 12/30/2025  
Reference/Case # : 2401090952  
PO Number :

66 2nd Avenue  
Massapequa Park, NY 11762

URAR 1004 - Interior	\$	400.00
	\$	
	\$	
Invoice Total	\$	400.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)
Amount Due	\$	400.00

Terms: Net 30 Days

Please Make Check Payable To:

O.M.I. Appraisal Associates, Inc.  
1315 14th Street  
West Babylon, NY 11704

Fed. I.D. #: 33-4896562