

## **APPENDIX F**

REAL ESTATE COMPARATIVE ANALYSIS,  
WATERFRONT, VS NON-WATERFRONT PROPERTIES

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April 16<sup>th</sup>, 2021

Dear Sirs,

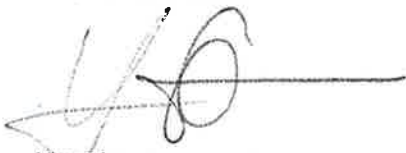
It is a known fact and proven determination in the Real Estate industry that Properties that have water views, water access or are located at water's edge sell at a premium of between 40% -50% compared to homes located inland.

|  |                 |
|--|-----------------|
| Average Sales Price of Waterfront:               | \$ 1,506,166.67 |
| Average Sales Price of Non- Waterfront:          | \$606,333.33    |
| Loss Percentage:                                 | <b>40%</b>      |
| Average price per square foot of Waterfront:     | \$474           |
| Average price per square foot of Non-Waterfront: | \$208           |
| Loss Percentage:                                 | <b>44%</b>      |

In researching comparables this has been a proven trend.

Feel free to contact me if you have questions.

With best Regards



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## Waterfront

| Year Built | Status      | Address                                    | Sale Price      | Beds | Bath | Garage | Pool | Suare foot | Price/sq ft | Lot size | Water |
|------------|-------------|--|-----------------|------|------|--------|------|------------|-------------|----------|-------|
| 1972       | For Sale    | 40 Hidden Hollow Ln, Millwood, NY 10546    | \$ 1,188,000.00 | 4    | 4    | 2      | N    | 3,519      | \$338       | 0.56     | Pond  |
| 1988       | For Sale    | 30 Indian Brook Rd, Garrison, NY 10524     | \$ 1,295,000.00 | 3    | 4    | 0      | N    | 2,142      | \$341       | 3.96     | Creek |
| 1942       | Sold - 2017 | 124 Elm Rd, Briarcliff Manor, NY 10510     | \$ 1,495,000.00 | 4    | 3    | 2      | N    | 4,249      | \$352       | 1.00     | Pond  |
| 1890       | Sold - 2015 | 25 W Lake Stable Rd, Tuxedo Park, NY 10987 | \$ 1,475,000.00 | 5    | 4    | 0      | N    | 3,572      | \$413       | 0.33     | Pond  |
| 1947       | Sold - 2013 | 420 Indian Brook Rd, Garrison, NY 10524    | \$ 907,500.00   | 4    | 3    | 0      | N    | 2,042      | \$444       | 2.94     | Pond  |
| 1950       | Sold - 2020 | 4 Bittersweet Ln, Mount Kisco, NY 10549    | \$ 1,850,000.00 | 4    | 6    | 0      | N    | 4,129      | \$448       | 2.89     | Pond  |
| 2010       | For Sale    | 6 Oriole Dr, Sherman, CT 06784             | \$ 1,400,000.00 | 3    | 4    | 2      | N    | 2,932      | \$477       | 0.97     | Pond  |
| 1880       | For Sale    | 262 Route 308, Rhinebeck, NY 12572         | \$ 1,995,000.00 | 5    | 4    | 3      | Y    | 2,836      | \$703       | 4.12     | Creek |
| 1950       | For Sale    | 8 Cat Briar Rd, Carmel, NY 10512           | \$ 1,950,000.00 | 3    | 5    | 1      | Y    | 2,609      | \$747       | 1.35     | Pond  |

## Non Waterfront

| Year Built | Status           | Address                                   | Sale Price    | Beds | Bath | Garage | Pool      | Suare foot | Price/sq ft | Lot size |
|------------|------------------|---|---------------|------|------|--------|-----------|------------|-------------|----------|
| 1980       | For Sale         | 1738 Route 52, Fishkill, NY 12524         | \$ 579,000.00 | 5    | 3    | 2      | Y         | 4,300      | \$135       | 1.80     |
| 2020       | For Sale         | 7 Stable View Ln, Brewster, NY 10509      | \$ 649,000.00 | 3    | 3    | 2      | Community | 2,200      | \$281       | 0.41     |
| 1987       | For Sale         | 211 Church Rd, Putnam Valley, NY 10579    | \$ 500,000.00 | 3    | 3    | 1      | N         | 2,800      | \$179       | 1.10     |
| 1949       | For Sale         | 62 Ondaora Pkwy, Highland Falls, NY 10928 | \$ 650,000.00 | 5    | 2    | 2      | N         | 4,052      | \$160       | 0.53     |
| 1990       | For Sale         | 11 Miller Rd, Putnam Valley, NY 10579     | \$ 700,000.00 | 4    | 3    | 2      | Y         | 3,260      | \$215       | 1.20     |
| 1968       | For Sale         | 14 Pouting Rock Rd, Mahopac, NY 10541     | \$ 575,000.00 | 5    | 3    | 0      | N         | 2,668      | \$216       | 0.45     |
| 2020       | For Sale         | 658 Glasco Tpke, Saugerties, NY 12477     | \$ 625,000.00 | 4    | 2    | 0      | N         | 2,700      | \$231       | 2.00     |
| 2021       | New Construction | 400 S Ohioville Rd, New Paltz, NY 12561   | \$ 549,000.00 | 3    | 4    | 2      | N         | 2,502      | \$219       | 0.43     |
| 2015       | For Sale         | 9 Pioneer Dr, Copake, NY 12516            | \$ 630,000.00 | 4    | 4    | 0      | Y         | 2,634      | \$239       | 2.00     |

### Loss Factor Calculation

|   |                 |
|---|-----------------|
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