

Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Ronkonkoma	171 Remington Boulevard	Industrial	20,000	3,000	1.3	\$97.50	12/18/2015
Hauppauge	380 Rabro Drive	Industrial	20,000	10,000	1.41	\$125.00	12/11/2015
Lindenhurst	165 New York Avenue	Industrial	10,500	1,050	.41	\$71.43	12/8/2015
Commack	55 Mall Drive	Office	58,888	20,120	4.63	\$137.55	12/3/2015
Lindenhurst	80 East Gates Avenue	Industrial	60,000	4,500	2.2	\$48.33	12/1/2015
Garden City	1581 Franklin Avenue	Office	15,000		.23	\$166.67	12/1/2015
Bohemia	1605 Sycamore Avenue	Industrial	18,000		1.18	\$60.00	12/1/2015
Hauppauge	400 Rabro Drive	Industrial	122,805	11,041	7.143	\$100.97	12/1/2015
Port Washington	45 Seaview Boulevard	Industrial	33,000	3,068	1.86	\$142.97	11/23/2015
Ronkonkoma	650 Hawkins Avenue	Office	15,000		0.89	\$91.67	11/23/2015
Hicksville	100 Andrews Road	Industrial	167,754	11,907	7.69	\$95.38	11/13/2015
Elmont	575 Hempstead Turnpike	Retail	7,092		.23	\$98.70	11/12/2015
Elmont	571 Hempstead Turnpike	Retail	7,393		.26	\$94.68	11/12/2015
Edgewood	171 Rodeo Drive	Industrial	48,124	5,000	3	\$103.90	11/12/2015
Ronkonkoma	2040 Ocean Avenue	Office	7,219		.70	\$180.08	11/3/2015
Plainview	171 East Ames Court	Office	25,230		2.87	\$118.91	11/1/2015
Melville	135 Spagnoli Road	Industrial	120,000	12,000	8.26	\$95.00	10/30/2015
Hauppauge	410 Motor Parkway	Industrial	41,784		2.99	\$95.73	10/30/2015
Glen Cove	72 School Street	Office	5,954		.16	\$142.76	10/22/2015
Ronkonkoma	22 Colt Court	Industrial	10,000	4,200	0.75	\$120.00	10/15/2015
Lindenhurst	533 West Hoffman Avenue	Industrial	3,500	700	.15	\$145.71	10/14/2015
Mineola	330 Old Country Road	Office	115,690		1.35	\$203.13	10/14/2015
Riverhead	20 West Main Street	Office	5,600		.11	\$113.57	10/14/2015
Uniondale	106 Charles Lindbergh	Office R&D	30,000		2.20	\$116.67	10/9/2015
Bohemia	1371 Church Street	Industrial	30,200		2	\$75.33	10/7/2015
Plainview	80 Dupont Street	Industrial	24,000	0	2.43	\$55.83	10/6/2015
Mineola	117 East 2nd Street	Industrial	7,800		.26	\$112.18	10/5/2015
Westbury	92 Magnolia Avenue	Industrial	14,000	3,000	.29	\$103.57	10/1/2015
Central Islip	110 Windsor Place	Industrial	40,000	4,100	2.41	\$80.00	9/24/2015
Ronkonkoma	90 Remington Boulevard	Office	8,000	3,200	0.80	\$130.00	9/24/2015
Freeport	177 Buffalo Avenue	Industrial	10,602			\$89.13	9/24/2015
Farmingdale	51 Carolyn Boulevard	Industrial	18,133	1,813	1	\$114.71	9/23/2015
Ronkonkoma	100 Christopher Street	Industrial	20,000	3,300	1.2	\$90.00	9/21/2015
Bohemia	31 Crossway East	Industrial	30,000	8,000	1.99	\$83.33	9/21/2015
Bethpage	175 Central Avenue South	Industrial Flex	205,000	21,000	11.80	\$53.58	9/18/2015
New Hyde Park	1801 Gilford Avenue	Industrial	22,000	1,800	3.00	\$52.27	9/18/2015
Valley Stream	1 East Lincoln Avenue	Office	13,259			\$150.84	9/18/2015
Woodbury	415 Crossways Park Drive	Office	42,974			\$102.39	9/17/2015
Freeport	272 Buffalo Avenue	Industrial	49,662	12,415	1.44	\$24.16	9/15/2015
Port Jefferson	299 Hallock Avenue	Office	7,800		1.25	\$243.59	9/15/2015
Freeport	843 South Ocean Avenue	Industrial	10,500	3,000	0.30	\$73.81	9/15/2015
Floral Park	185 Magnolia Avenue	Office	9,600		1.2	\$168.75	9/14/2015
Melville	1305 Walt Whitman Road	Office	165,310		18	\$181.48	9/11/2015
Floral Park	56-58 South Tyson Avenue	Industrial Flex	15,000		1.25	\$160.00	9/10/2015

Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Hauppauge	1795 Expressway Drive North	Industrial	50,300	3,521	3	\$101.39	9/4/2015
Amityville	415 Bayview Avenue	Industrial Retail	5,070		0.30	\$130.18	9/1/2015
Cedarhurst	657 Central Avenue	Office	20,740		0.38	\$216.97	8/31/2015
Long Beach	780 Long Beach Road	Office Retail	8,088		.43	\$182.37	8/28/2015
Deer Park	163 Half Hollow Road	Office	6,600		.46	\$99.28	8/28/2015
Hicksville	800 South Oyster Bay Road	Office Retail	9,801		1.95	\$245.89	8/27/2015
Hempstead	43 Polk Avenue	Industrial	11,275	2,550	.28	\$70.95	8/27/2015
New Hyde Park	110 Jericho Turnpike	Industrial	22,000	2,320	1.0	\$95.45	8/26/2015
Glen Cove	37-39 Glen Street	Office	14,625		0.23	\$102.56	8/25/2015
Roslyn	22 Lumber Road	Industrial	22,000		0.77	\$99.32	8/24/2015
Huntington	149 Main Street	Office	5,000		.57	\$200.00	8/19/2015
Holbrook	1711 Church Street	Industrial	15,000	4,000	1	\$86.67	8/19/2015
Woodbury	185-205 Froehlich Farm	Office	30,373		2.24	\$189.31	8/18/2015
Holtsville	664 Blue Point Road	Industrial	20,061		2.8	\$95.23	8/12/2015
Westbury	29 New York Avenue	Industrial	18,100	3,730	.57	\$58.01	8/10/2015
West Babylon	67 Kean Street	Industrial	8,333		0.44	\$96.84	8/8/2015
Glen Head	333 Glen Head Road	Office	24,000		0.74	\$97.92	8/6/2015
Hempstead	1 Brooklyn Road	Industrial	60,078		2.76	\$88.22	8/3/2015
Ronkonkoma	85-5 Air Park Drive	Industrial Condo	5,157	258	2.5	\$87.26	8/3/2015
Lynbrook	67 Prospect Avenue North	Industrial	14,000		0.50	\$60.71	8/2/2015
Holtsville	664 Blue Point Road	Industrial	20,000	8,764	2.73	\$96.25	8/1/2015
Valley Stream	33 West Hawthorne Avenue	Industrial	13,864		.20	\$155.08	8/1/2015
Ronkonkoma	710-3 Union Parkway	Industrial Condo	6,650	800	0.12	\$97.74	7/31/2015
Melville	225 Broadhollow Road	Office	185,889		9.6	\$153.32	7/30/2015
North Babylon	387 Wyandanch Avenue	Industrial	14,950		.9	\$57.08	7/30/2015
East Meadow	325 Merrick Avenue	Office	12,880		.72	\$193.71	7/29/2015
Farmingdale	995 Fulton Street	Office	5,000		0.45	\$105.00	7/28/2015
Central Islip	103 Brightside Avenue	Industrial	8,600		.50	\$62.50	7/24/2015
East Rockaway	5 Atlantic Avenue	Industrial	20,000		2	\$83.75	7/23/2015
Smithtown	50 Route 111	Office	50,550		4.4	\$212.50	7/21/2015
Bohemia	1575 Smithtown Avenue	Industrial	8,800	1,300	0.79	\$97.16	7/16/2015
East Meadow	2160 Hempstead Turnpike	Office	7,000		.17	\$64.29	7/13/2015
Bellport	32 Sawgrass Drive	Industrial	11,115		1.44	\$128.21	7/11/2015
West Babylon	612 Rutgers Road	Industrial	13,500		1.60	\$42.59	7/9/2015
Smithtown	1092 Jericho Turnpike	Office Medical	8,129		1.0	\$304.88	7/6/2015
Syosset	140 Eileen Way	Industrial	45,877	5,505	2	\$89.37	7/1/2015
Hauppauge	85 Engineers Road	Industrial	40,800	8,390	2.5	\$110.29	7/1/2015
Inwood	85 Inip Drive	Industrial	28,360		1.30	\$84.63	7/1/2015
Westbury	492 Grand Boulevard	Industrial	6,103	1,528	0.23	\$131.08	7/1/2015
Wyandanch	150 Wyandanch Avenue	Industrial	29,145	2,915	2.25	\$84.06	6/30/2015
Ronkonkoma	1 Roebling Court	Industrial	62,000	7,500	3.85	\$62.50	6/30/2015
Riverhead	400 West Main Street	Office	40,000		1.40	\$127.50	6/30/2015
Copiague	30 Reith Street	Industrial	12,000	2,400	0.70	\$66.67	6/29/2015
Brentwood	125 Emjay Boulevard	Industrial	15,000	1,500	1	\$96.67	6/25/2015



Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Brentwood	140 Emjay Boulevard	Industrial	40,000		1.2	\$36.25	6/25/2015
Lindenhurst	155 East Hoffman Avenue	Industrial	20,625		1.29	\$58.18	6/24/2015
Farmingdale	7 Michael Avenue	Industrial	42,000		1.8	\$128.57	6/23/2015
Medford	7 Commercial Boulevard	Industrial	11,144		.5	\$152.55	6/23/2015
Hicksville	495 West John Street	Industrial	25,856	5,056	1	\$112.16	6/19/2015
Oyster Bay	150 Pine Hollow Road	Industrial	39,173		5.03	\$134.02	6/18/2015
Northport	24 Woodbine Avenue	Office Retail	28,000		0.39	\$205.36	6/16/2015
Bethpage	201 Grumman Road	Industrial	161,360	5,985	16	\$104.12	6/15/2015
Bay Shore	100 Pine Aire Drive	Industrial	55,000		3.9	\$47.27	6/4/2015
Centereach	1919 Middle Country	Office	20,000		0.63	\$236.25	6/4/2015
Franklin Square	315 Franklin Avenue	Industrial	17,000		0.51	\$88.24	6/2/2015
Hauppauge	35 Hoffman Avenue	Industrial	19,960	7,885	1.30	\$74.40	6/2/2015
Farmingdale	110 Schmitt Boulevard	Industrial	20,000	8,000	1.04	\$89.50	6/2/2015
Farmingdale	229 Broadhollow Road	Retail	40,000		2.30	\$107.50	6/1/2015
Garden City	1100 Stewart Avenue	Office Industrial	53,000		3	\$113.68	6/1/2015
Calverton	600 Burman Boulevard	Industrial	36,960		5.8	\$58.17	5/29/2015
Wyandanch	29 Wyandanch Avenue	Industrial	14,000	1,400	.940	\$89.29	5/28/2015
Huntington Station	130-138 Railroad Street	Industrial	29,500		1.54	\$91.53	5/27/2015
Hauppauge	5 Davids Drive	Industrial Flex	20,000	10,000	1.9	\$117.50	5/26/2015
Oceanside	3069 Lawson Boulevard	Industrial	8,400	1,200	.35	\$114.29	5/26/2015
Locust Valley	480 Forest Avenue	Office	25,408		1.1	\$153.49	5/21/2015
Lynbrook	77 Merrick Road	Office	5,105		.18	\$78.35	5/17/2015
Bayville	26 Ludlam Avenue	Office	5,000		.22	\$103.70	5/15/2015
Yaphank	19 Old Dock Road	Industrial	10,300	2,700	1.0	\$140.78	5/15/2015
Huntington	24 West Carver Street	Office	12,950		0.35	\$262.55	5/14/2015
Farmingdale	105 Schmitt Boulevard	Industrial	15,000	3,000	1.02	\$120.00	5/12/2015
Westbury	116-118 Magnolia Avenue	Industrial	15,000	2,500	0.55	\$83.33	5/7/2015
Farmingdale	155 Sherwood Avenue	Industrial	13,700		0.50	\$113.14	5/6/2015
Jericho	61 Jericho Turnpike	Office	11,000		0.48	\$286.36	4/24/2015
Holtsville	100 Corporate Drive	Industrial	48,825	15,883	8	\$79.88	4/22/2015
Wantagh	1960 Old Mill Road	Industrial	6,848	2,739	1.72	\$368.72	4/20/2015
Huntington	152 Railroad Street	Industrial	15,000		0.40	\$78.67	4/9/2015
Syosset	6400 Jericho Turnpike	Office	8,000		0.53	\$268.75	4/9/2015
Hicksville	60 Commerce Place	Industrial	20,800		1.1	\$88.94	4/1/2015
Valley Stream	20 East Sunrise Highway	Office	25,901		0.28	\$206.36	4/1/2015
Westbury	401-415 Railroad Avenue	Industrial Flex	31,268		0.70	\$102.34	3/31/2015
Garden City	1051 Franklin Avenue	Office	23,000		.14	\$195.65	3/30/2015
Huntington	238 West Jericho Turnpike	Office/Retail	6,048		.38	\$153.32	3/30/2015
Hempstead	175 Fulton Avenue	Office	198,474		1.63	\$128.36	3/27/2015
East Rockaway	15 Main Street	Industrial	7,400		.25	\$98.65	3/24/2015
Huntington Station	139 West Pulaski Road	Industrial	10,000		.52	\$44.00	3/20/2015
Hauppauge	17 Central Avenue	Industrial	22,000	5,500	1.93	\$87.50	3/13/2015
Patchogue	15-17 Oak Street	Office	9,000	4,400	0.34	\$80.56	3/12/2015
Plainview	10 Skyline Drive	Industrial	23,500	1,600	1.21	\$97.87	3/9/2015



Recent Sales

City	Address	Property Type	Size SF	Office SF	Acres Total	Sold Price/SF	Sold Date
Greenvale	87 Glen Cove Road	Office	12,200		.46	\$211.07	3/9/2015
Edgewood	131 Heartland Boulevard	Industrial	35,000	10,000	3	\$100.00	3/5/2015
Oceanside	3067 New Street	Industrial	32,000		1.34	\$48.44	3/3/2015
Riverhead	1074 Pulaski Street	Industrial	16,500		3.66	\$165.15	3/2/2015
Hicksville	327 New South Road	Industrial Office	15,000	1,500	1	\$65.01	3/1/2015
West Babylon	107 Mahan Street	Industrial	17,000	6,000	2	\$135.84	2/27/2015
West Babylon	99 Nancy Street	Industrial	25,000		2.5	\$100.40	2/27/2015
Hicksville	810 South Broadway	Industrial Retail	80,000	16,000	3.5	\$75.00	2/26/2015
Farmingdale	107 Allen Boulevard	Industrial	14,000	3,500	0.41	\$107.14	2/25/2015
Commack	48 Mall Drive	Industrial	20,000	15,288	1.837	\$115.00	2/25/2015
Garden City	950 Franklin Avenue	Office	15,000		0.14	\$250.00	2/25/2015
Great Neck	60 Cuttermill Road	Office	100,000		1.36	\$335.00	2/17/2015
Hauppauge	45 Davids Drive	Industrial	10,000	3,000	1.03	\$135.00	2/12/2015
Dix Hills	45 North Service Road	Church	3,400		1.8	\$250.00	2/11/2015
Wyandanch	271 Merritt Avenue	Industrial	22,500	4,750		\$59.78	2/10/2015
Garden City	576 Brook Street	Industrial	24,500	0	.75	\$78.57	2/9/2015
Hauppauge	175 Kennedy Drive	Industrial	60,000		1.50	\$75.80	2/5/2015
Farmingdale	180 Smith Street	Industrial	32,120	3,000	1.49	\$85.62	2/4/2015
Lynbrook	25 Hutcheson Place	Industrial Industrial	14,962		0.40	\$81.87	1/31/2015
Lindenhurst	145 South 13th Street	Industrial	21,598	1,200	.68	\$38.89	1/22/2015
Mineola	104 Liberty Avenue	Industrial	15,000		0.15	\$36.67	1/22/2015
Huntington	94 Woodhull Road	Industrial	12,000	6,000	1.1	\$83.33	1/20/2015
Farmingdale	425 Smith Street	Office	68,282		3.76	\$87.87	1/17/2015
Huntington Station	332 East Jericho Turnpike	Office	8,000		.24	\$150.00	1/15/2015
Farmingdale	99 Florida Street	Industrial	4,000	0	0.22	\$110.00	1/14/2015
Westbury	74 State Street	Industrial	10,000		0.23	\$60.00	1/13/2015
Great Neck	185 Great Neck Road	Office	47,271		0.56	\$243.28	1/13/2015
Hicksville	335 New South Road	Industrial	46,946		2.17	\$63.90	1/6/2015