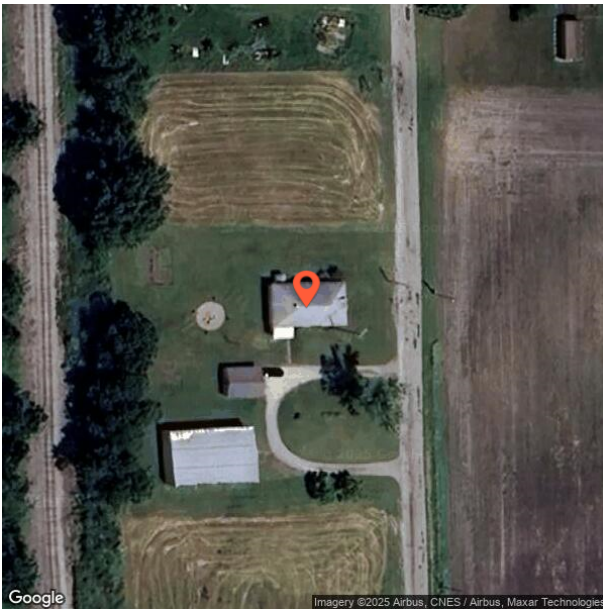




Property Address	10652 N MERIDIAN RD	Order #	6449898
	MONON, IN 47959 - WHITE COUNTY	Loan #	Not Specified
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: N/A
Lender			Robert Steele
Borrower			Michael Jamieson
Coborrower			Not Specified
Evaluated Value	\$260,000	Reasonable Exposure Time	
Effective Date	4/27/2025		20 - 60 Days

PROPERTY DETAILS





Property Type	Single Family Residence	County	WHITE
Lot Size	228,037	Parcel Number	91-84-04-000-000.100-013
Year Built	1930	Assessed Year	2024
Gross Living Area	1,176	Assessed Value	\$165,000
Bedroom	2	Assessed Taxes	\$675
Baths	1.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	11/18/2020
Carrier Route	R072	List Price	\$124,900
HOA	No		
Location Comments			None
Owner of Public Records			JAMIESON,MICHAEL & DANIELLE
Amenities			Partially Finished Basement
Legal Description	DIST:0007 CITY/MUNI/TWP:MONON TOWNSHIP OUT SW NE & NW NE 04-28-04 5.235 645 681 MAP REF:MP 3.000		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	0	0	0	0% -	0% -
Absorption rate (total sales/month)	0	0	0	0% -	0% -
Total # of Comparable Active Listings	15	13	6	-60% ↓	-53.8% ↓
Months of housing supply (Total listings / ab. rate)	0	0	0	0% -	0% -
Median Sale & List Price, DOM, Sale/List %	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Median Comparable Sale Price	\$290,000	\$218,000	\$185,000	-36.2% ↓	-15.1% ↓
Median Comparable Sales Days on Market	135d	4d	49d	-63.7% ↓	1125% ↑
Median Sale Price as % of List Price	95%	95%	98%	3.2% -	3.2% -
Median Comparable List Price (Currently Active)	\$189,900	\$218,000	\$180,000	-5.2% ↓	-17.4% ↓
Median Competitive Listings Days on Market (Currently Active)	37d	28d	49d	32.4% ↑	75% ↑
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	0	0	0	0% -	0% -
REO Sales	0	0	0	0% -	0% -
Short Sales	0	0	0	0% -	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	10652 N MERIDIAN RD MONON IN, 47959	4485 E LAKE ROAD 42 RD E MONTICELLO IN, 47960		108 S 4TH ST WOLCOTT IN, 47995		1700 W WOOD RD RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	7.62 SE		13.52 SW		15.83 W	
MLS# DOC#	--	21991087 N/A		202410802 N/A		807176 F202838	
Sale Price / Price per Sq.Ft.	--	\$310,000 / \$311/sqft		\$185,000 / \$198/sqft		\$225,000 / \$201/sqft	
List Price / Price per Sq.Ft.	--	\$320,900 / \$322/sqft		\$185,000 / \$198/sqft		\$229,000 / \$205/sqft	
Sale Price % of List Price	--	0.97 / 97%		1.00 / 100%		0.98 / 98%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		10/15/24 90 DOM		05/01/24 29 DOM		11/01/24 105 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	None	None		None		None	
Site	228,037	225,205		58,370 \$17,000		43,560 \$18,500	
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1930	1971		1900		1965	
Condition	Average	Good -\$31,000		Fair \$18,500		Average	
Bedrooms	2	4 -\$4,000		2		3 -\$2,000	
Full / Half Baths	1 / 0	2 / 0 -\$2,000		2 / 0 -\$2,000		1 / 0	
Gross Living Area	1,176	998 \$5,500		932 \$7,500		1,118	
Basement	Full Basement	Full Basement		None \$10,000		Full Basement	
Parking Type	Garage	Garage		None		Garage	
Parking Spaces	2	2		0 \$4,000		2	
Pool	No	No		No		No	
Amenities	Partially Finished Basement	Partially Finished Basement		None \$5,000		Partially Finished Basement	
Other							
Other							
Net Adj. (total)		-10.16% -\$31,500		32.43% \$60,000		7.33% \$16,500	
Gross Adj.		13.71% \$42,500		34.59% \$64,000		9.11% \$20,500	
Adj. Price		\$278,500		\$245,000		\$241,500	
Price and Listing History		Sold 10/11/2024 Price \$310,000		Deleted 07/22/2024 Price \$185,000		Sold 10/31/2024 Price \$225,000	
		Pending 09/04/2024 Price \$320,900		Sold 05/01/2024 Price \$185,000		Pending 10/01/2024 Price \$229,000	
		Price Changed 08/15/2024 Price \$320,900		Pending 04/04/2024 Price \$185,000		Price Changed 08/30/2024 Price \$229,000	
		Listed 07/17/2024 Price \$324,900		Relisted 04/02/2024 Price \$185,000		Listed 07/19/2024 Price \$229,900	
				Listed 08/25/2023 Price \$185,000			

Subject Property		Sale Comp 4	
			
Address	10652 N MERIDIAN RD MONON IN, 47959	1670 N OWEN ST RENSELAER IN, 47978	
MLS Comments	--		
Proximity (mi)	--	14.87 W	
MLS# DOC#	--	804266 F201195	
Sale Price / Price per Sq.Ft.	--	\$249,900 / \$200/sqft	
List Price / Price per Sq.Ft.	--	\$249,900 / \$200/sqft	
Sale Price % of List Price	--	1.00 / 100%	
Property Type	SFR	SFR	
	Value (Subject)	Value	Adj
Sale/List Date		07/02/24 40 DOM	
Location	Neutral	Neutral	
Location Comment	None	None	
Site	228,037	246,550	-\$2,000
View	None	None	
Design	Typical	Typical	
Quality	Average	Average	
Age	1930	1900	
Condition	Average	Average	
Bedrooms	2	3	-\$2,000
Full / Half Baths	1 / 0	1 / 0	
Gross Living Area	1,176	1,248	-\$2,000
Basement	Full Basement	None	\$10,000
Parking Type	Garage	Garage	
Parking Spaces	2	2	
Pool	No	No	
Amenities	Partially Finished Basement	None	\$5,000
Other			
Other			
Net Adj. (total)		3.60%	\$9,000
Gross Adj.		8.40%	\$21,000
Adj. Price			\$258,900
Price and Listing History		Sold	07/01/2024 Price \$249,900
		Listed	05/24/2024 Price \$249,900
		Pending	05/23/2024 Price \$249,900
		Price Changed	05/23/2024 Price \$249,900
		Price Changed	09/12/2023 Price \$369,000
		Price Changed	08/24/2023 Price \$384,000
		Listed	07/07/2023 Price \$389,000

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. No adverse external site influences noted. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

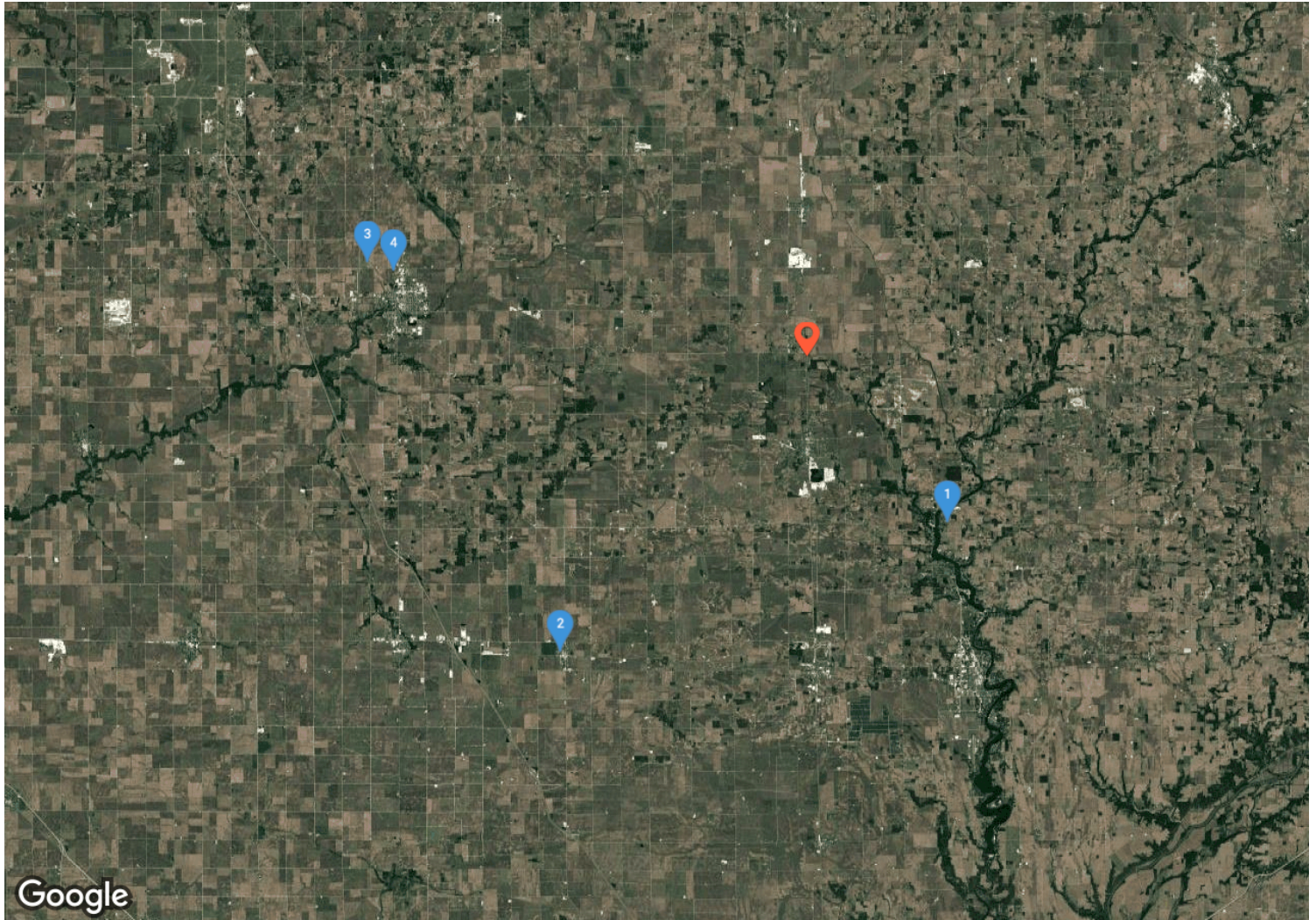
Adjusted Value Range of Comps: \$241,500 to \$278,500

- All adjustments rounded to the nearest \$500.
- Time adjustments or lack thereof are based on review of market data from Quantarium and/or supplemental sources.
- When applicable, comparables are adjusted for differences in location based on maps and aerial images.
- GLA was only adjusted when difference exceeds 100 sf.
- Carports valued half as much as garages.
- When applicable, quality and/or condition adjustments are applied based on evaluator's review of MLS photos and commentary.

Additional Notes:

- All comparables were verified with MLS comments & photos from Quantarium or online sources. Some properties listed in the comparable section of this report which may appear similar to the subject were not considered for use if they were not listed on MLS.
- It may be necessary to use comparables over 1 mile distant, across major roadways/highways, from competing municipalities, or which sold over 120 days ago. Comparables used in this report are among the most recent, proximate, and similar available. All are similar to the subject in marketability and are considered to be competing properties.
- All disparities between the subject and utilized comparables were given careful consideration while compiling this report. Where disparities exist and adjustments have not been applied, there was either insufficient market data from which to extract an adjustment or the subject and comparables are considered to be acceptably similar and adjustments were deemed unwarranted.
- Outbuildings have only been reported as an amenity and in the grid if they appear to be built on a permanent foundation. If foundation is unknown, no amenity rating or value is given as they are considered personal property. Similarly, above ground pools/spas are considered personal property and given no value in this report. Solar panels are only given value if owned; if leased, under PPA, or ownership is unknown, no amenity rating or value is given.
- Porches/patios/decks are considered typical amenities, and no adjustments are deemed warranted.
- Some single-line, net, or gross adjustments may exceed 10%, 15%, or 25% respectively. Comparables used in this report are among the most similar available and considered reasonable indicators of market value and activity.
- The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Quantitative analysis may also be employed, and adjustments made reflective of apparent market preferences.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	10652 N MERIDIAN RD MONON, IN 47959	Single Family Residence				228037	1930	2	1	1176	1176	No		Public Records
1	4485 E LAKE ROAD 42 RD E MONTICELLO, IN 47960	Single Family Residence	\$310,000	10/15/2024	7.62	225205	1971	4	2	998	998	No		MLS
2	108 S 4TH ST WOLCOTT, IN 47995	Single Family Residence	\$185,000	05/01/2024	13.52	58370	1900	2	2	932		No		MLS
3	1700 W WOOD RD RENSSELAER, IN 47978	Single Family Residence	\$225,000	11/01/2024	15.83	43560	1965	3	1	1118	1118	No		MLS, Public Records
4	1670 N OWEN ST RENSSELAER, IN 47978	Single Family Residence	\$249,900	07/02/2024	14.87	246550	1900	3	1	1248		No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 4485 E LAKE ROAD 42 RD E
MONTICELLO IN, 47960



Comp 2: 108 S 4TH ST
WOLCOTT IN, 47995



Comp 3: 1700 W WOOD RD
RENSELAER IN, 47978



Comp 4: 1670 N OWEN ST
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Change	Source
 Sold	02/05/2021	\$120,900	-3.20%	MLS
Listed	11/18/2020	\$124,900		MLS

Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images. Data through 04/28/2025.

TRANSACTION HISTORY

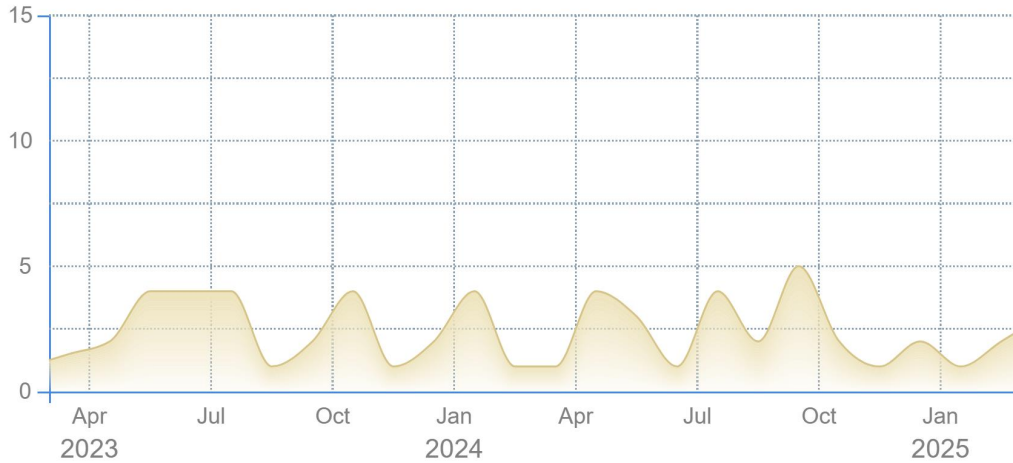
There is no property transaction history available.

ZIP-CODE DATA

Number of Properties Sold in 47959

This chart tells you how many properties have sold in the selected area over time.

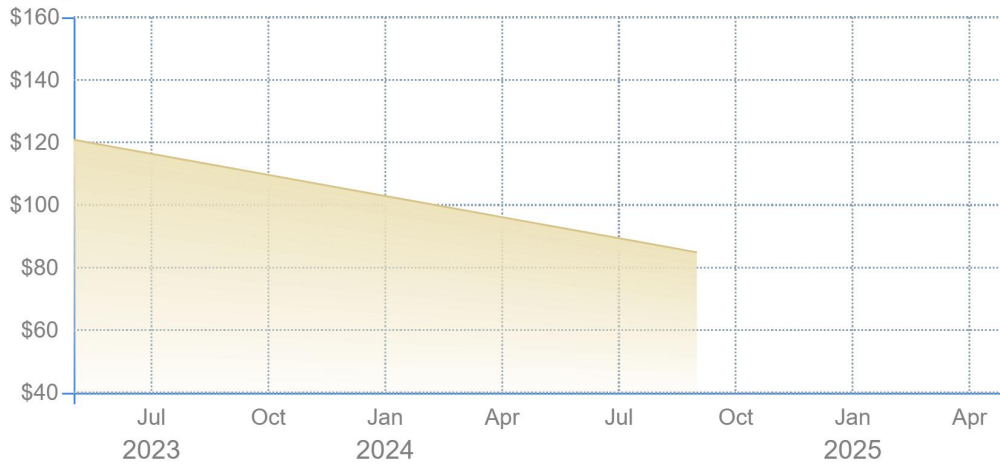
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47959

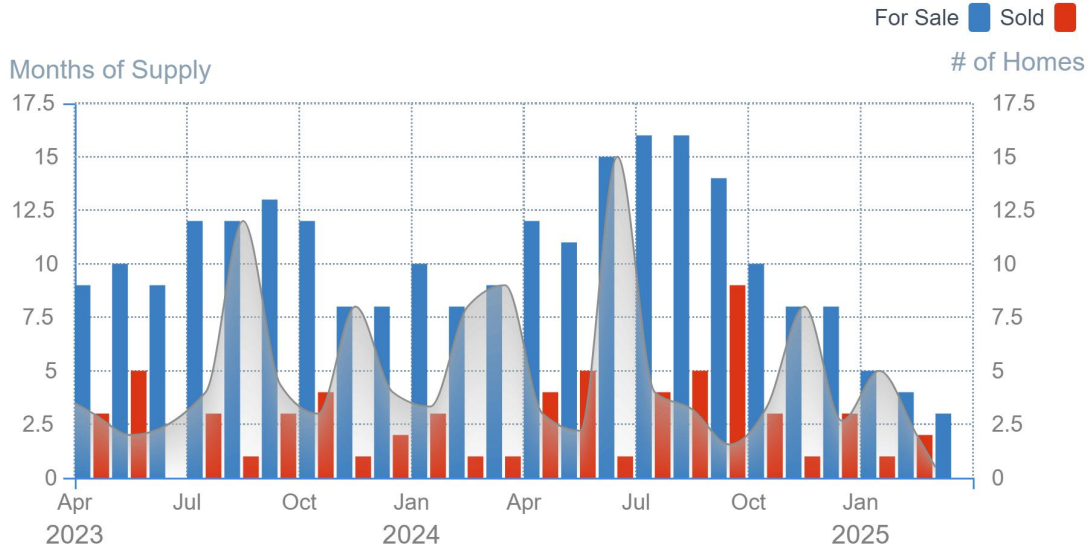
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



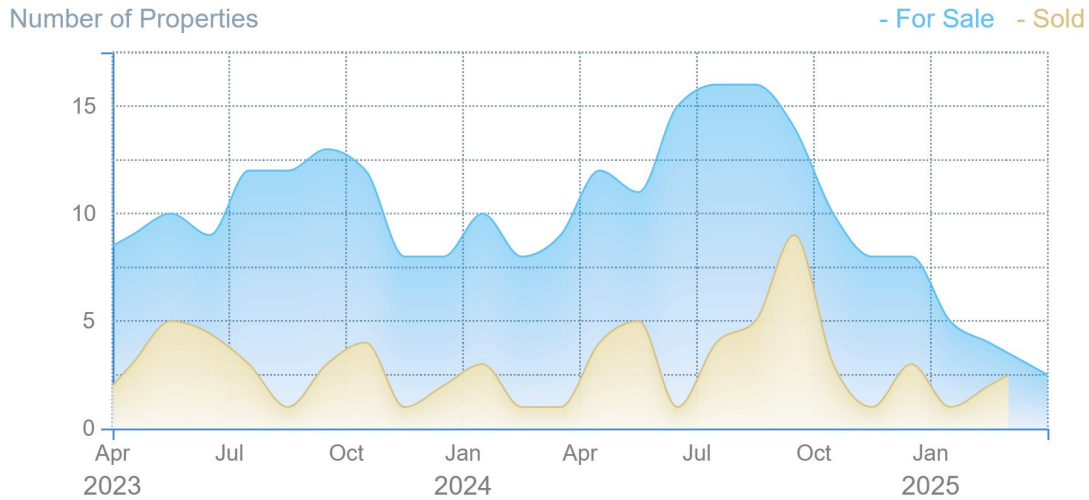
Months of Supply in 47959

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.

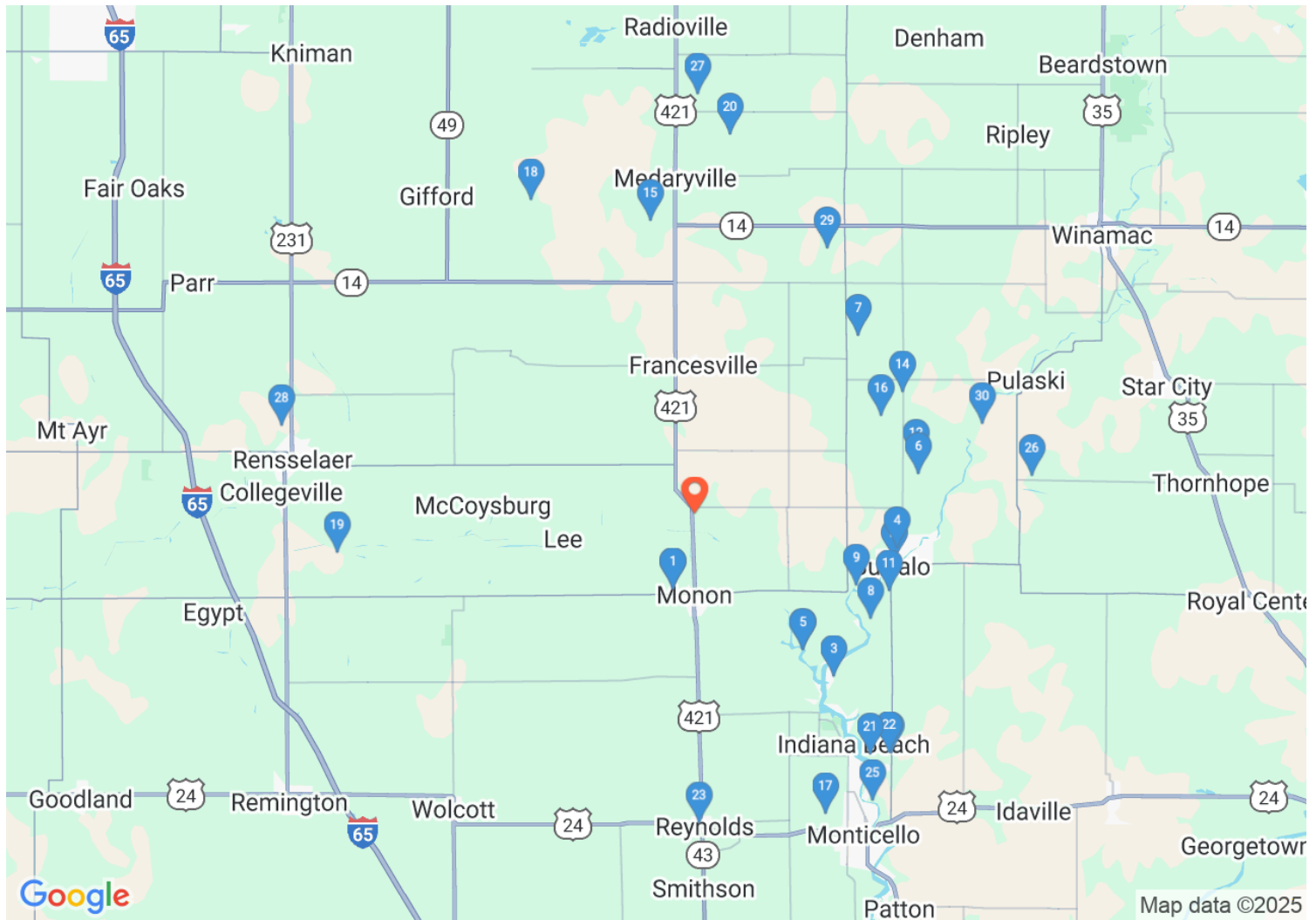


Supply / Demand in 47959

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



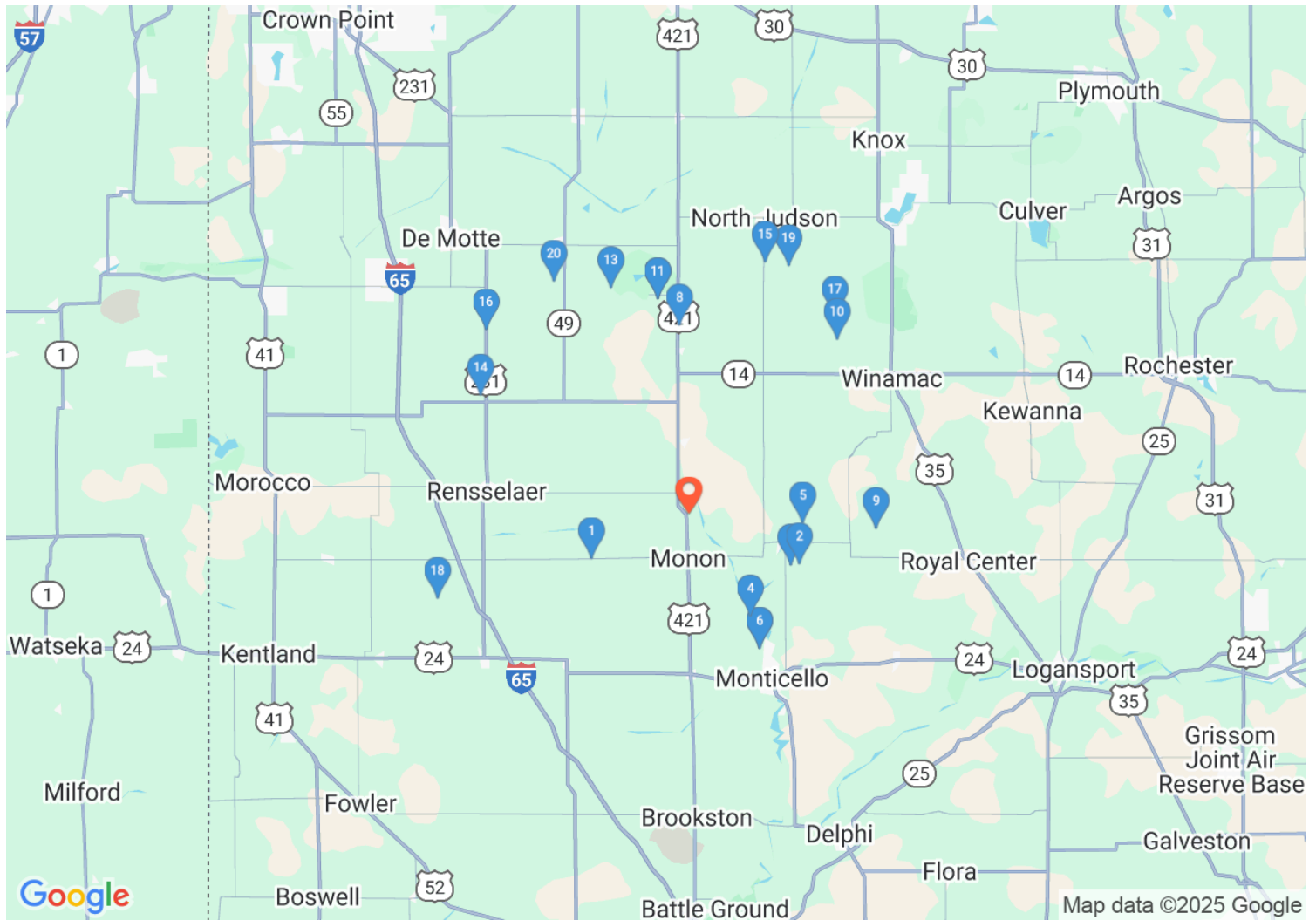
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	10652 N MERIDIAN RD, MONON, IN 47959	--	--	2	1	1,176	--	--	5.24	--	1930
1	1072 IN-16 MONON, IN 47959	\$127,000	Aug 27, 2024	3	1	1,512	\$83	2.82	1.56	29	1920
2	1072 W STATE ROAD 16 RD MONON, IN 47959	\$127,000	Aug 27, 2024	3	1	1,512	\$83	2.82	1.56	29	1920
3	4485 E LAKE ROAD 42 RD E MONTICELLO, IN 47960	\$310,000	Oct 15, 2024	4	2	998	\$310	7.62	5.17	21	1971
4	6725 E MAPLE BEND DR MONTICELLO, IN 47960	\$75,000	Aug 22, 2024	2	1	938	\$79	7.29	4.09	20	1987
5	3336 E BAILEY RD MONTICELLO, IN 47960	\$438,500	Sep 03, 2024	5	2	768	\$570	6.20	9.00	19	1948
6	6444 W 900 S WINAMAC, IN 46996	\$72,000	Aug 05, 2024	2	1	1,068	\$67	8.03	10.00	19	1935
7	8579 W 400 S WINAMAC, IN 46996	\$0	Jan 13, 2025	2	1	1,392	\$0	8.50	3.82	19	1960
8	6901 N EAST SHAFER DR MONTICELLO, IN 47960	\$160,000	Jun 28, 2024	2	2	1,264	\$126	7.29	3.00	18	1996
9	8048 NW SHAFER DR MONTICELLO, IN 47960	\$250,000	Jun 28, 2024	3	2	1,616	\$154	6.29	1.33	17	1946
10	3326 E BAILEY RD MONTICELLO, IN 47960	\$610,000	Aug 26, 2024	3	3	1,409	\$432	6.20	64.00	16	1965
11	7866 N STATE ROAD 39 RD MONTICELLO, IN 47960	\$170,000	Oct 15, 2024	2	1	884	\$192	7.44	1.29	16	1959
12	6517 W 850 S WINAMAC, IN 46996	\$40,000	Oct 07, 2024	2	1	1,216	\$32	8.05	1.37	16	1954

13	200 S CALHOUN ST BUFFALO, IN 47925	\$85,500	Mar 19, 2025	2	1	1,376	\$62	7.29	62.00	15	1928
14	6113 S 700 W WINAMAC, IN 46996	\$211,000	Jun 14, 2024	2	1	1,558	\$135	8.49	40.00	13	1948
15	15861 W BASE RD W MEDARYVILLE, IN 47957	\$45,000	Aug 13, 2024	2	1	1,224	\$36	10.39	1.00	13	1941
16	7774 W 700 S WINAMAC, IN 46996	\$171,000	Jun 21, 2024	2	2	1,512	\$113	7.43	80.00	13	2008
17	1370 HANAWALT RD MONTICELLO, IN 47960	\$96,000	Dec 19, 2024	3	1	1,234	\$77	11.62	1.42	12	1947
18	3880 N 300 E RENSSELAER, IN 47978	\$230,000	Nov 07, 2024	3	2	1,076	\$213	12.41	10.00	12	1977
19	8642 S 380 W RENSSELAER, IN 47978	\$200,000	Jan 29, 2025	3	1	1,589	\$125	12.67	3.49	12	1948
20	13054 W 300 N MEDARYVILLE, IN 47957	\$45,000	Mar 07, 2025	3	1	1,368	\$32	13.38	3.72	12	1970
21	2232 N NORWAY TRL MONTICELLO, IN 47960	\$400,000	Aug 07, 2024	3	2	1,836	\$217	10.58	1.00	11	1962
22	6444 E ANDREW CT MONTICELLO, IN 47960	\$182,500	Nov 07, 2024	3	2	1,512	\$120	10.94	1.00	11	1998
23	212 S KENTON ST REYNOLDS, IN 47980	\$95,000	Apr 10, 2025	3	2	1,056	\$89	10.97	60.00	11	1910
24	2192 N SR-39 MONTICELLO, IN 47960	\$103,000	Jan 02, 2025	3	2	1,431	\$71	11.00	1.00	11	1997
25	323 N BEACH DR MONTICELLO, IN 47960	\$160,100	Dec 20, 2024	2	1	960	\$166	11.98	1.00	11	1942
26	2455 W 900 S STAR CITY, IN 46985	\$475,000	Nov 27, 2024	3	2	1,680	\$282	12.00	10.00	11	1994
27	14229 W 450 N MEDARYVILLE, IN 47957	\$40,000	May 21, 2024	0	1	948	\$42	14.74	5.00	11	2004
28	1670 N OWEN ST RENSSELAER, IN 47978	\$249,900	Jul 02, 2024	3	1	1,248	\$200	14.87	5.66	11	1970
29	9618 W 100 S FRANCESVILLE, IN 47946	\$0	Mar 28, 2025	3	3	1,716	\$0	10.42	16.75	11	1996
30	7265 S 450 W STAR CITY, IN 46985	\$550,000	May 10, 2024	2	2	1,290	\$426	10.64	95.00	11	1977

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	10652 N MERIDIAN RD, MONON, IN 47959	--	--	2	1	1,176	--	--	5.24	--	1930
1	1910 E 1050 RENNELAER, IN 47978	\$499,900	Apr 11, 2025	3	2	1,536	\$325	7.56	10.00	18	1965
2	7379 E 700 RD N MONTICELLO, IN 47960	\$239,900	Mar 04, 2025	2	2	1,180	\$203	8.66	3.00	17	1960
3	6756 E 700 N MONTICELLO, IN 47960	\$385,000	Jan 10, 2025	3	2	1,188	\$324	8.16	15.05	15	2000
4	3314 N 400 E MONTICELLO, IN 47960	\$234,900	Apr 22, 2025	3	1	1,075	\$218	8.54	1.17	15	1952
5	7711 E DALE CT MONTICELLO, IN 47960	\$55,000	Apr 16, 2025	2	1	1,440	\$38	8.13	39.00	14	1950
6	4627 E 100 HWY N MONTICELLO, IN 47960	\$449,999	Jan 18, 2025	3	2	1,722	\$261	10.85	15.00	11	1995
7	4627 E 100 N MONTICELLO, IN 47960	\$449,999	Apr 03, 2025	3	2	1,722	\$261	10.85	15.00	11	1995
8	2916 N US HIGHWAY 421 MEDARYVILLE, IN 47957	\$229,900	Apr 18, 2025	2	2	1,974	\$116	13.20	5.68	11	1960
9	12737 E 950 N BURNETTSTVILLE, IN 47926	\$180,000	Nov 26, 2024	3	2	1,452	\$123	13.32	3.24	11	1987
10	3915 W 200 RD N WINAMAC, IN 46996	\$314,900	Mar 31, 2025	2	1	1,407	\$223	16.10	4.97	11	1945
11	4728 COUNTY RD 1650 RD # MEDARYVILLE, IN 47957	\$130,000	Apr 22, 2025	2	1	1,232	\$105	15.19	1.01	9	1970
12	4728 N 1650 RD W MEDARYVILLE, IN 47957	\$130,000	Apr 22, 2025	2	1	1,232	\$105	15.19	1.01	9	1970

13	3198 E 850 N WHEATFIELD, IN 46392	\$275,000	Apr 14, 2025	3	2	1,568	\$175	16.74	2.53	9	1992
14	5897 IN-14 RENSSELAER, IN 47978	\$299,900	Jan 02, 2025	2	1	1,792	\$167	16.80	5.98	9	1930
15	7378 N STATE ROAD 39 RD WINAMAC, IN 46996	\$85,000	Apr 15, 2025	2	2	1,365	\$62	18.46	4.44	9	1950
16	5538 W 550 N RENSSELAER, IN 47978	\$284,900	Feb 26, 2025	2	1	1,081	\$263	19.19	9.09	9	1953
17	3533 N 400 W WINAMAC, IN 46996	\$269,900	Apr 24, 2025	3	2	1,782	\$151	17.23	9.00	8	1994
18	9297 W 1300 S GOODLAND, IN 47948	\$249,900	Apr 01, 2025	3	1	1,712	\$145	18.71	2.54	8	1960
19	7103 N 725 W WINAMAC, IN 46996	\$130,000	Nov 15, 2024	3	1	1,799	\$72	18.77	11.00	8	1880
20	741 W 900 N WHEATFIELD, IN 46392	\$339,900	Mar 24, 2025	3	1	911	\$373	18.83	10.00	8	1963

EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

REPORTING OPTION AND PURPOSE OF EVALUATION: This is an Evaluation as defined by the Interagency Appraisal and Evaluation Guidelines. The purpose of this Evaluation is to develop an opinion of market value (as defined) for the identified subject property.

INTENDED USE: The intended use of this Evaluation report is to assist the client in evaluating the suitability of the subject property as collateral for a lending transaction. This report is not intended for any other use.

INTENDED USER: The only intended user of this Evaluation report is the client identified on the first page of the report. Use of this report by any others is not intended. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

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 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 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 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 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. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

REAL PROPERTY INTEREST: The real property interest is Fee Simple interest, unless otherwise indicated in this report.

SCOPE OF WORK: The scope of this assignment includes analysis of the subject data and comparable data, as well as, other relevant information by the evaluator. If an inspection is included within this report, the subject data is provided by a qualified third party and assumed to be accurate. The evaluator has reviewed and validated the inspection data. The evaluator also relies on varied sources of additional data about the subject property and comparables from public record data services, multiple listing services, automated valuation models and/or other data sources considered relevant to the opinion of value.

Comparables or comparable data includes, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the evaluator determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables used in the report are taken from Multiple Listing Service (MLS) or other online sources, unless otherwise noted in the report.

The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Common qualitative techniques include ranking and relative comparison analyses. In ranking analysis, the comparables are ranked to determine each of their positions relative to the subject property's relevant characteristics. Relative comparison analysis is used to determine if the relative characteristics of a comparable are inferior, superior or similar to those of the subject property. Quantitative analysis may also be employed, and adjustments made reflective of market preferences.

Certain automated adjustments are generated based on an application of Quantarium's AVM (QVM) technologies. Such adjustments leverage machine learning valuation adjustments derived from a broad analysis of location relevant larger data sets, including among other, statistically reliable common factors of gl_a, lot size, age and other property characteristics. Some or all of those adjustments MAY have been overridden by the evaluator based on local market expertise.

INTENDED USER (CLIENT) SCOPE OF WORK AGREEMENT: All data is collected, confirmed and analyzed in accordance with the scope of work; determined appropriate by the evaluator given the intended use. The client agrees, by use of this evaluation report, such limitations of the assignment will not affect the credibility of the opinions and conclusions given the intended use; and, is consistent with the client's level of risk tolerance. **WARNING:** From the perspective of the client, this scope of work may result in an opinion of value that is not as reliable in comparison to a full appraisal that includes a personal viewing of the interior and exterior of the subject property, overall neighborhood or market area and comparables used and, if employed, providing a qualitative analysis in the sales comparison approach.

SUBJECT PROPERTY EXISTING USE AND HIGHEST AND BEST USE: Given the zoning and other relevant legal and physical characteristics, the highest and best use continues to be its present use, unless otherwise indicated in the report.

APPROACHES TO VALUE: The sales comparison approach is used exclusively, unless otherwise indicated in the report.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The evaluator's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the evaluator in the report.

WARNING: The use of assumptions may affect assignment results.

1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear in court because he or she made an evaluation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this evaluation report, the evaluator has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (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 made an assumption that there are no such conditions or influences; the evaluator makes no guarantees, or warranties, express or implied. The evaluator will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the evaluator is not an expert in the field of environmental hazards, this evaluation report must not be considered as an environmental assessment of the property.
4. The evaluator obtained the information, estimates, and opinions that were expressed in the evaluation report from sources he or she considers to be reliable and believes them to be true and correct. However, the evaluator does not assume responsibility for the accuracy of such items furnished by other parties.
5. The evaluator has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records, and MLS data.
6. The evaluator assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. The evaluator will not disclose the contents of this report except as required by applicable law.
8. When an interior viewing of the subject is not performed as part of an assignment, the interior of the subject is assumed to be consistent with the condition of the exterior of the property, and that interior appointments and amenities are consistent with similar properties located within the area.
9. Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the evaluator's opinion of value are not apparent.
10. Components, such as mechanical, electrical, plumbing that constitute the subject property are fundamentally sound and in good working order.
11. The source and data collected and provided by a qualified professional inspector is assumed reliable and believed to be true and correct; and, the evaluator has a reasonable basis to believe that such a professional is competent.

EVALUATOR'S CERTIFICATION: The evaluator certifies and agrees that:

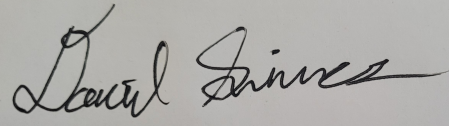
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
- 7) I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
- 8) I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the evaluation report.

EVALUATOR SIGNOFF

Evaluator Name

David Simoes

Evaluator Signature



Signature Date

4/29/2025

PROPERTY INSPECTION ANALYSIS

File # 6449898.2
Loan #

SUBJECT & CLIENT	
Address 10652 N Meridian Rd	City Monon County White State IN Zip 47959
Borrower Michael Jamieson	Co-Borrower
Client Robert Steele Agency Inc	Address 11 Motif Boulevard City Brownsburg State IN Zip 46112

TYPE OF INSPECTION PERFORMED

Exterior-Only From Street
 Walk-In Interior & Exterior
 Virtual Exterior-Only From Street
 Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS

Evidence Subject For Sale Yes No
 If Yes, Distressed Listing Yes No
 List Price [\$]
 List Date [] DOM []

MARKET INFLUENCES

Significant Area Non-Residential Use

Commercial Yes No
 Industrial Yes No
 Agricultural Yes No
 Golf/Recreational Yes No
 Lake or Ocean Yes No
 National Park/Forest Yes No
 Vacant Yes No
 Other [] Yes No

SUBJECT CONDITION

New / Like New
 Very Good
 Good
 Average
 Fair / Below-Average
 Poor / Uninhabitable

Occupancy
 Occupied Vacant (If Vacant, Is Home Secured? Yes No)
 Tenant Occupied
 Rent []
 Terms []
 Length []

Subject Condition Related to Neighboring Properties

Similar Inferior Superior Unknown

Deferred Maintenance

Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Was any of the above deferred maintenance caused by a recent natural disaster? Yes No
 If yes, does it appear the interior suffered significant damage? Yes No
 Is the property located in an active FEMA disaster area? Yes No
 Rate the disaster related damage to the property: []
 Percent of neighborhood properties that suffered damage: [] %
 Estimate of total cost to repair: [\$] Estimated time to repair: []
 Describe the damage to the subject and any damage to neighborhood:
 []

ROOM INFORMATION AND LOCATION

[6] # Total Rooms Above Grade
 [2] # Bedrooms Above Grade
 [1.0] # Bathrooms Above Grade

EXTERNAL FACTORS

Adverse External Factors

Fronts/Sides/Backs Busy Street Yes No
 High Tension Electrical Wires Yes No
 Vacant/Abandoned Property Yes No
 Landfill or Transfer Station Yes No
 Commercial/Industrial Influences Yes No
 Railroad Tracks Yes No
 Freeway/Highway Influence Yes No
 Private or Public Airport Yes No
 Other [] Yes No

Positive External Factors

Golf Course Yes No
 Waterfront Yes No
 Beach Access Yes No
 Lake Access Yes No
 Marina/Boat Ramp Access Yes No
 Gated Community / Security Gate Yes No
 View [] Yes No
 Other [] Yes No

PROPERTY TYPE

SFR - Detached Condo - Garden Style
 SFR - Attached Condo - Mid-Rise or High-Rise
 SFR - Semi-Detached / End Condo - Other
 SFR - With Accessory Unit Manufactured [Add Date]
 Duplex Commercial / Mixed-Use
 Triplex Other []
 Quadplex

CONDO OR PLANNED UNIT DEV

Subject is in a Condo or PUD
 Dues []
 Dues Term []

[]

*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

CAR STORAGE

None
 Carport # Cars []
 Garage # Cars [2]
 Driveway # Cars [6]
 Surface [Other]

Garage/Carport Design

Attached
 Detached
 Built-In

ADDITIONAL IMPROVEMENTS

Accessory Unit
 Outbuildings
 Solar Panels []
 Porch [front covered]
 Patio []
 Pool []
 Fence []
 Other []

ADDITIONS OR CONVERSIONS

Apparent Additions
 Added GLA [] SqFt
 Permitted? Yes No
 Conversions

[]

SUBJECT SITE / LOT

Lot Size [5.24] Lot Shape [Rectangular]

Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[well]
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[septic]

Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]

SUBJECT IMPROVEMENTS

# Stories [1]	Year Built [1930]	Foundation / Basement
Design [Ranch]		<input type="checkbox"/> Concrete Slab
Construction [Wood Frame]		<input type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [0] [None]		<input type="checkbox"/> Partial
Heating Type [Forced]		% Finished [] %
Cooling Type [None]		

PROPERTY INSPECTION ANALYSIS

File # 6449898.2

Loan #

SUBJECT & CLIENT

Address 10652 N Meridian Rd	City Monon	County White	State IN	Zip 47959
Borrower Michael Jamieson	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

aluminum siding, 40 x 60 outbuilding, no immediate repairs needed

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

SCOPE OF WORK: The scope of this property inspection assignment is as follows:

- An inspector has conducted either a property inspection of the described property via use of a personal physical inspection or remotely utilizing proprietary video/audio technology (inspection type is noted within the report), and this inspection is the source of the photographs and salient information contained within this report. Information obtained from county websites, local MLS, and other public sources of data has, in some cases, also been relied upon and or reported.
- Unless otherwise indicated, the use of this technology has allowed the inspector to optically view all areas of the subject property which are typically viewed during a physical inspection. When needed, the inspector has also interfaced with the borrower to obtain and confirm information about the features and characteristics of the property. Any items of deferred maintenance will be photographed and included within the report.
- Information about the neighborhood, site and surrounding property characteristics have been, when available, obtained from secondary online sources. Aerial imagery, unless unavailable for the property in question, has been analyzed in the course of this inspection.

CERTIFICATION: The inspector, hereby certifies and agrees that:

- I have personally conducted the inspection, as defined herein, of the subject property identified in this report.
- The subject photos, contained herein, were taken at the time of the inspection.
- I have viewed subject from all sides, as possible, and have reported any external influences.
- If identified within the report as a physical inspection, I have completed an exterior or interior (as noted) inspection of subject property and have reported all observable factors that have an effect on subject value and marketability.
- If identified within the report as a virtual inspection, I have completed an exterior and/or interior (as noted) inspection of the subject property via proprietary video technology, and have reported all observable factors that have an effect on the subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have adequate knowledge and training to complete this inspection assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- In completion of this assignment I have utilized technology sufficient to perform a complete and adequate visual inspection of the interior and exterior areas of the subject property. I have reported the condition of the improvements in factual, specific terms, and have identified and reported the physical deficiencies that could affect the livability, soundness and/or structural integrity of the property.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. Inspector 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. This report must not be considered as an environmental assessment of the property. In addition, this inspection report is not an estimate of value, but may be utilized as part of a valuation assignment. This report is intended to help determine the existence and condition of the subject property on the date and time of the inspection for a mortgage finance transaction.

Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company Star Property Management

Address 10769 Broadway 207

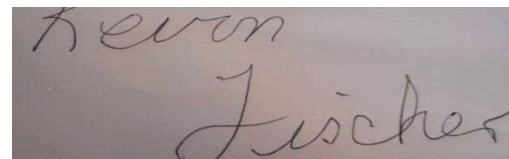
City, St Zip Crown Point, IN 46307

Phone _____

Kevin Fischer / 04/27/2025

Inspector / Inspection Date

Location Validation (VPI Inspection Only)



PROPERTY INSPECTION ANALYSIS

File # 6449898.2

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



PROPERTY INSPECTION ANALYSIS

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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)



street sign

