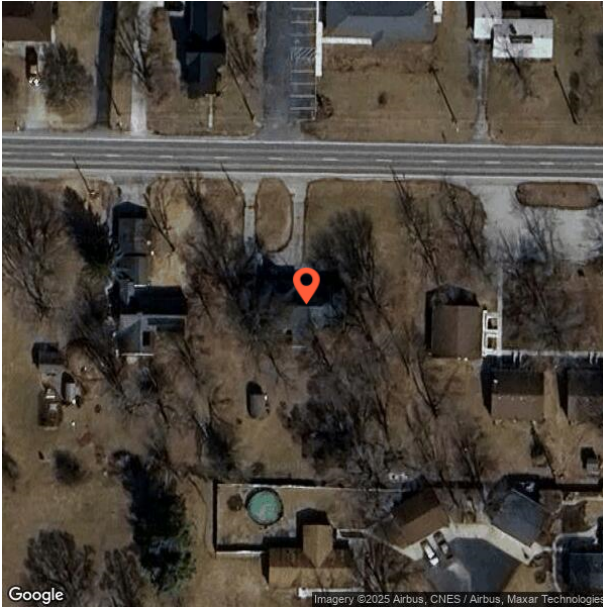




Property Address	417 E MAIN ST	Order #	6481920.3
	BROOK, IN 47922 - NEWTON COUNTY	Loan #	NA
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: NA
Lender			Robert Steele Agency Inc
Borrower			LARRY CONLEY
Coborrower			NA
Evaluated Value	\$155,000	Reasonable Exposure Time	
Effective Date	5/21/2025		10 - 150 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	NEWTON
Lot Size	23,958	Parcel Number	56-12-20-221-004.000-007
Year Built	1941	Assessed Year	2024
Gross Living Area	1,178	Assessed Value	\$124,900
Bedroom	2	Assessed Taxes	\$135
Baths	1.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Good	List Date	6/16/2016
Carrier Route	R061	List Price	\$77,500
HOA	No		
Location Comments			rural, small town
Owner of Public Records			CONLEY,LARRY & JUANITA
Amenities			typical for area
Legal Description	DIST:0004 CITY/MUNI/TWP:IROQUOIS TOWNSHIP PT NW 1/4 SEC 20 T28N R8W .551 ACRES BROOK MP 11-20-221-004.00		

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	4	15	10	150% ↑	-33.3% ↓
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	\$279,000	\$295,500	\$137,900	-50.6% ↓	-53.3% ↓
Median Comparable Sales Days on Market	96d	105d	129d	34.4% ↑	22.9% ↑
Median Sale Price as % of List Price	96%	98%	98%	2.1% -	0% -
Median Comparable List Price (Currently Active)	\$289,500	\$174,900	\$117,900	-59.3% ↓	-32.6% ↓
Median Competitive Listings Days on Market (Currently Active)	96d	33d	85d	-11.5% ↓	157.6% ↑
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	201 E HOWARD ST BROOK IN, 47922		409 W HOWARD ST BROOK IN, 47922		107 W CARROLL ST KENTLAND IN, 47951	
MLS Comments	--		--		--	
Proximity (mi)	0.25 NW		0.65 W		8.12 SW	
MLS# DOC#	807698		809649		809531	
Sale Price / Price per Sq.Ft.	\$169,000 / \$156/sqft		\$137,900 / \$131/sqft		\$125,000 / \$90/sqft	
List Price / Price per Sq.Ft.	\$169,000 / \$156/sqft		\$137,900 / \$131/sqft		\$129,900 / \$93/sqft	
Sale Price % of List Price	1.00 / 100%		1.00 / 100%		0.96 / 96%	
Property Type	SFR		SFR		SFR	
	Value (Subject)	Value Adj	Value Adj	Value Adj	Value Adj	Value Adj
Sale/List Date		09/19/24 51 DOM	04/09/25 217 DOM	11/05/24 64 DOM		
Location	Neutral		Neutral		Neutral	
Location Comment	rural, small town		rural, small town		rural, small town	
Site	23,958	15,006 \$2,238	10,800 \$3,290	15,000 \$2,240		
View	NONE		NONE		NONE	
Design	1 story		similar		similar	
Quality	Average		Average		Average	
Age	1941		1977		1945	
Condition	Good		Good		Average \$12,500	
Bedrooms	2		3		2	
Full / Half Baths	1 / 0		1 / 0		1 / 0	
Gross Living Area	1,178	1,080 \$3,920	1,056 \$4,880	1,394 -\$8,640		
Basement	finished		none		unfinished	
Parking Type	Garage		Driveway		Garage	
Parking Spaces	2	1 \$2,500	2 \$5,000			
Pool	No		No		No	
Amenities	typical for area		similar		similar	
Other						
Other						
Net Adj. (total)		5.12% \$8,658	9.55% \$13,170	4.88% \$6,100		
Gross Adj.		5.12% \$8,658	9.55% \$13,170	18.70% \$23,380		
Adj. Price		\$177,658	\$151,070	\$131,100		
Price and Listing History	Sold	09/19/2024	Sold	04/09/2025	Sold	11/05/2024
	Price	\$169,000	Price	\$137,900	Price	\$125,000
	Pending	08/10/2024	Pending	02/25/2025	Contingent	09/12/2024
	Price	\$169,000	Price	\$137,900	Price	\$129,900
	Listed	07/30/2024	Price Changed	02/03/2025	Listed	09/02/2024
	Price	\$169,000	Price	\$137,900	Price	\$129,900
	Sold	05/09/2022	Relisted	12/16/2024		
	Price	\$125,000	Price	\$138,900		
			Pending	11/30/2024		
			Price	\$138,900		
		Price Changed	10/22/2024			
		Price	\$138,900			
		Listed	09/04/2024			
		Price	\$139,900			
		Sold	08/31/2022			
		Price	\$124,900			
		Price Changed	07/22/2022			
		Price	\$124,900			

	Subject Property	Sale Comp 4		Sale Comp 5		List Comp 1	
							
Address	417 E MAIN ST BROOK IN, 47922	111 W GOSS ST KENTLAND IN, 47951		313 W GRAHAM ST KENTLAND IN, 47951		307 N JAMES ST GOODLAND IN, 47948	
MLS Comments	--						
Proximity (mi)	--	8.39 SW		8.41 SW		7.47 SE	
MLS# DOC#	--	202431004		806984		810264	
Sale Price / Price per Sq.Ft.	--	\$135,000 / \$128/sqft		\$169,000 / \$135/sqft			
List Price / Price per Sq.Ft.	--	\$135,000 / \$128/sqft		\$169,900 / \$135/sqft		\$149,000 / \$125/sqft	
Sale Price % of List Price	--	1.00 / 100%		0.99 / 99%			
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		09/24/24 40 DOM		08/27/24 42 DOM		03/31/25 51 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	rural, small town	rural, small town		rural, small town		rural, small town	
Site	23,958	7,500	\$4,115	11,480	\$3,120	22,500	
View	NONE	NONE		NONE		NONE	
Design	1 story	similar		similar		similar	
Quality	Average	Average		Average		Average	
Age	1941	1981		1958		1960	
Condition	Good	Good		Good		Average	\$14,900
Bedrooms	2	3		3		3	
Full / Half Baths	1 / 0	1 / 0		1 / 0		1 / 1	-\$2,500
Gross Living Area	1,178	1,056	\$4,880	1,256		1,189	
Basement	finished	Crawl Space		Crawl Space		none	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	1	\$2,500	2		1	\$2,500
Pool	No	No		No		No	
Amenities	typical for area	similar		similar		similar	
Other							
Other							
Net Adj. (total)		8.51%	\$11,495	1.85%	\$3,120	10.00%	\$14,900
Gross Adj.		8.51%	\$11,495	1.85%	\$3,120	13.36%	\$19,900
Adj. Price			\$146,495		\$172,120		\$163,900
Price and Listing History		Sold	09/24/2024	Sold	08/27/2024	Price Changed	04/18/2025
		Price	\$135,000	Price	\$169,000	Price	\$149,000
		Pending	08/22/2024	Pending	07/28/2024	Price Changed	03/31/2025
		Price	\$135,000	Price	\$169,900	Price	\$156,000
		Listed	08/15/2024	Price Changed	07/27/2024	Listed	08/09/2023
		Price	\$135,000	Price	\$169,900	Price	\$179,000
		Sold	03/28/2024	Listed	07/16/2024		
	Price	\$116,000	Price	\$174,900			
	Pending	02/26/2024	Sold	03/30/2022			
	Price	\$95,000	Price	\$137,000			
	Listed	02/24/2024					
	Price	\$95,000					

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to be in good condition with no apparent signs of external obsolescence or deferred maintenance. The subject is located in a rural, small town and generally conforms to surrounding properties. Subject data per public records

Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Foreclosures, REO, and short sales are not a significant factor in the market.

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: \$131,100 to \$177,658

Due to a lack of recent and similar listings in the subject's area, only 1 comparable listing was found and deemed reasonable for comparison. No weight was given to comparable listings in developing the value opinion.

Due to a lack of more proximate and similar comparables, it was necessary to expand search parameters up to 9 miles distant.

Due to a lack of similar comparables that closed within 3 months, it was necessary to expand search parameters going back 1 year.

No adjustments were deemed necessary for the nominal difference between 2-3 bedrooms.

GLA was adjusted when difference is greater than 100 sf.

Lot size differences adjusted greater than 2,500 sf.

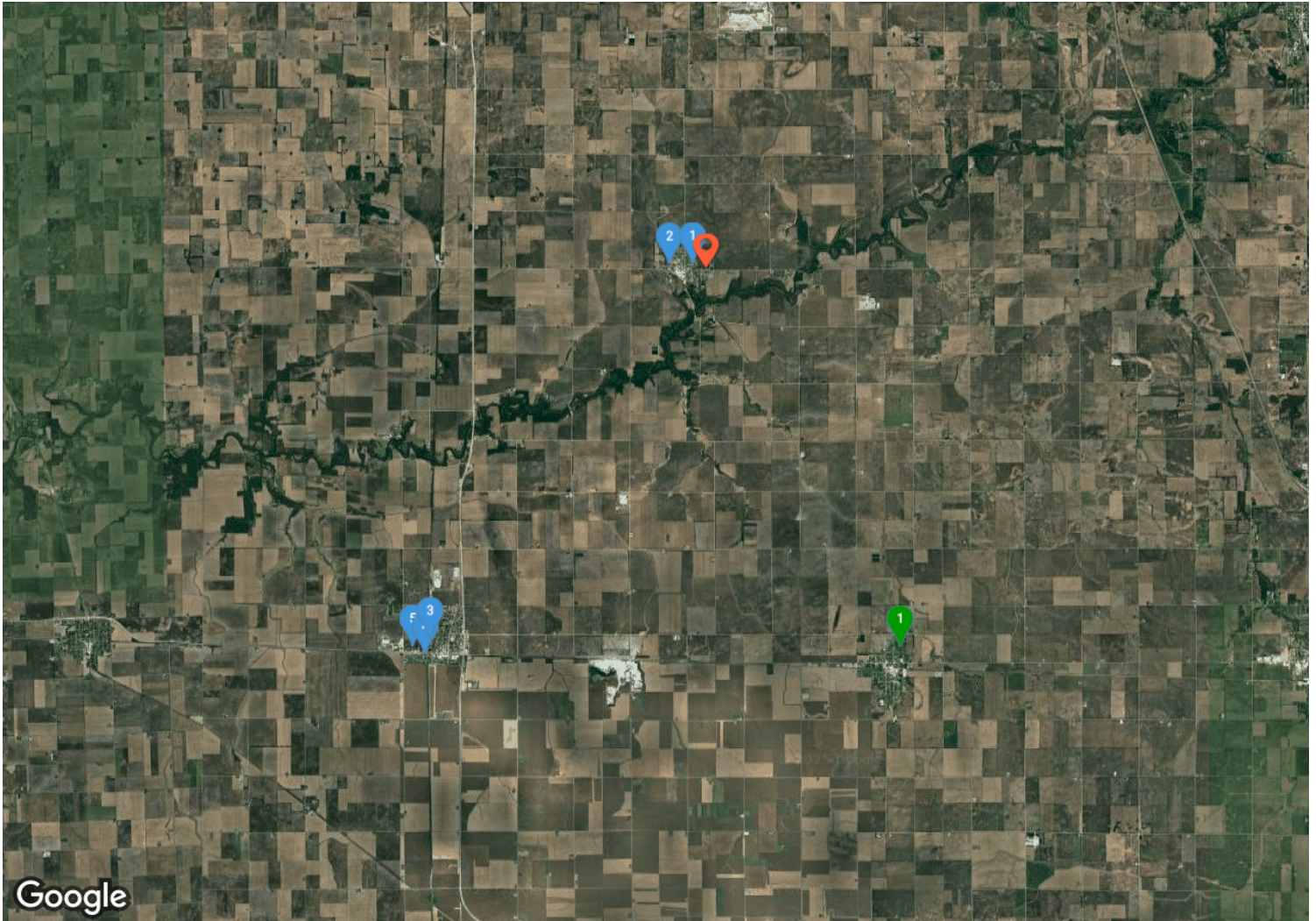
Half bath adjusted \$2,500

Garage adjusted \$2,500 per bay

Condition adjusted 10%

Subject basement is noted in public records to be finished, but the % finished was not disclosed; As such, basement adjustments could not be supported

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	417 E MAIN ST BROOK, IN 47922	Single Family Residence				23958	1941	2	1	1178	1178	No		Public Records
1	201 E HOWARD ST BROOK, IN 47922	Single Family Residence	\$169,000	09/19/2024	0.25	15006	1957	2	1	1080		No		MLS
2	409 W HOWARD ST BROOK, IN 47922	Single Family Residence	\$137,900	04/09/2025	0.65	10800	1977	3	1	1056		No		MLS
3	107 W CARROLL ST KENTLAND, IN 47951	Single Family Residence	\$125,000	11/05/2024	8.12	15000	1945	2	1	1394	697	No		MLS
4	111 W GOSS ST KENTLAND, IN 47951	Single Family Residence	\$135,000	09/24/2024	8.39	7500	1981	3	1	1056		No		MLS
5	313 W GRAHAM ST KENTLAND, IN 47951	Single Family Residence	\$169,000	08/27/2024	8.41	11480	1958	3	1	1256		No		MLS
1	307 N JAMES ST GOODLAND, IN 47948	Single Family Residence	\$149,000	03/31/2025	7.47	22500	1960	3	2	1189		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 201 E HOWARD ST
BROOK IN, 47922



Comp 2: 409 W HOWARD ST
BROOK IN, 47922



Comp 3: 107 W CARROLL ST
KENTLAND IN, 47951



Comp 4: 111 W GOSS ST
KENTLAND IN, 47951



Comp 5: 313 W GRAHAM ST
KENTLAND IN, 47951



Listing 1: 307 N JAMES ST
GOODLAND IN, 47948

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	07/21/2016	\$72,000	-7.10%	MLS
Listed	06/16/2016	\$77,500		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 05/21/2025.

TRANSACTION HISTORY

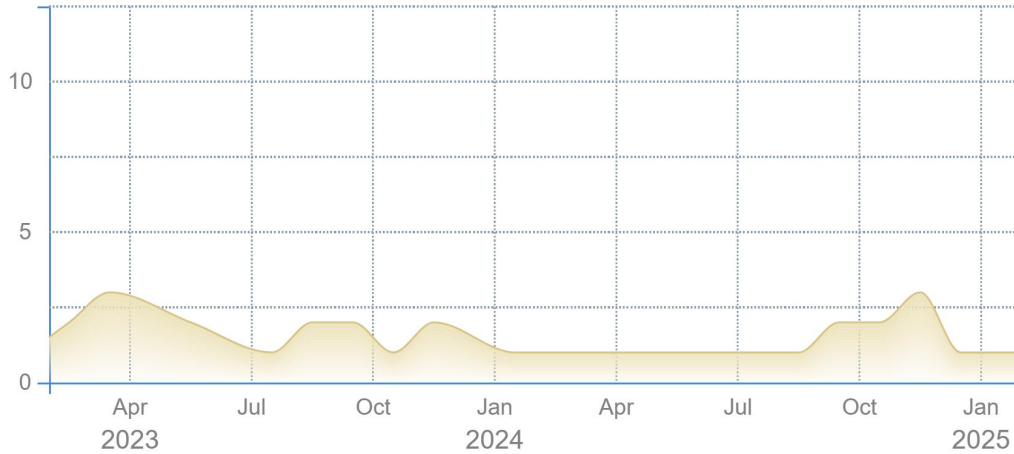
There is no property transaction history available.

ZIP-CODE DATA

Number of Properties Sold in 47922

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

Number of Sales



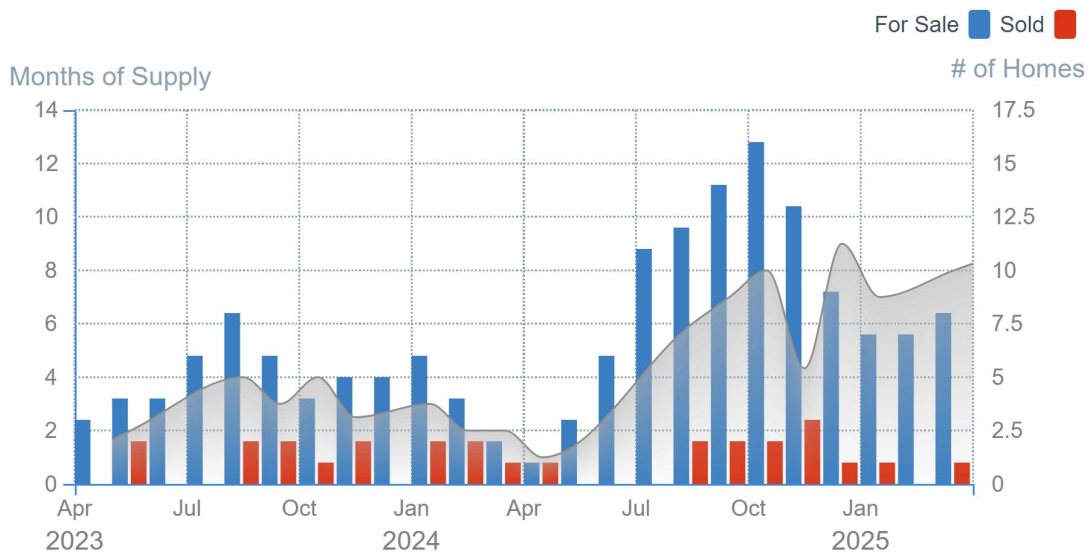
Median Sale Price/Sq.Ft. (quarterly) in 47922

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.

There is insufficient data to provide Median Sale Price/Sq.Ft. for this area

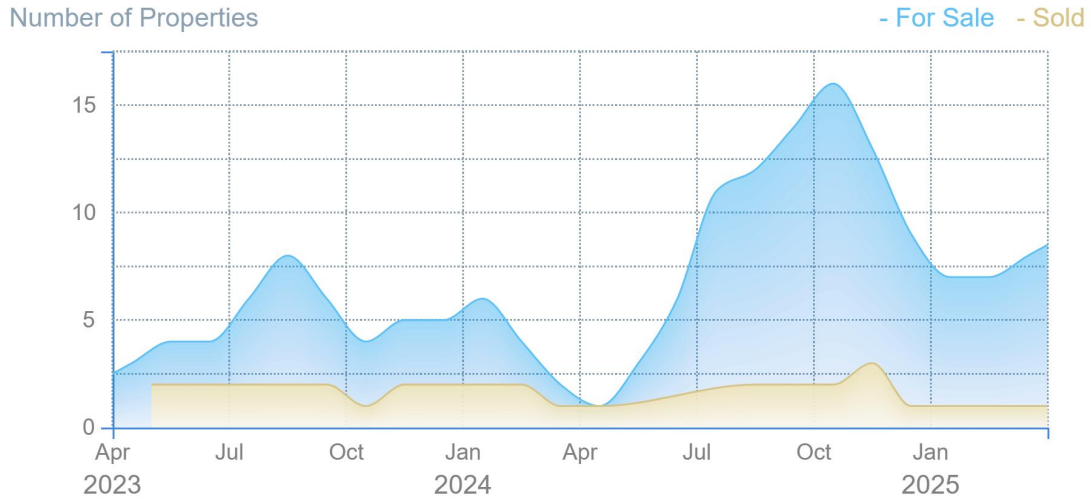
Months of Supply in 47922

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.

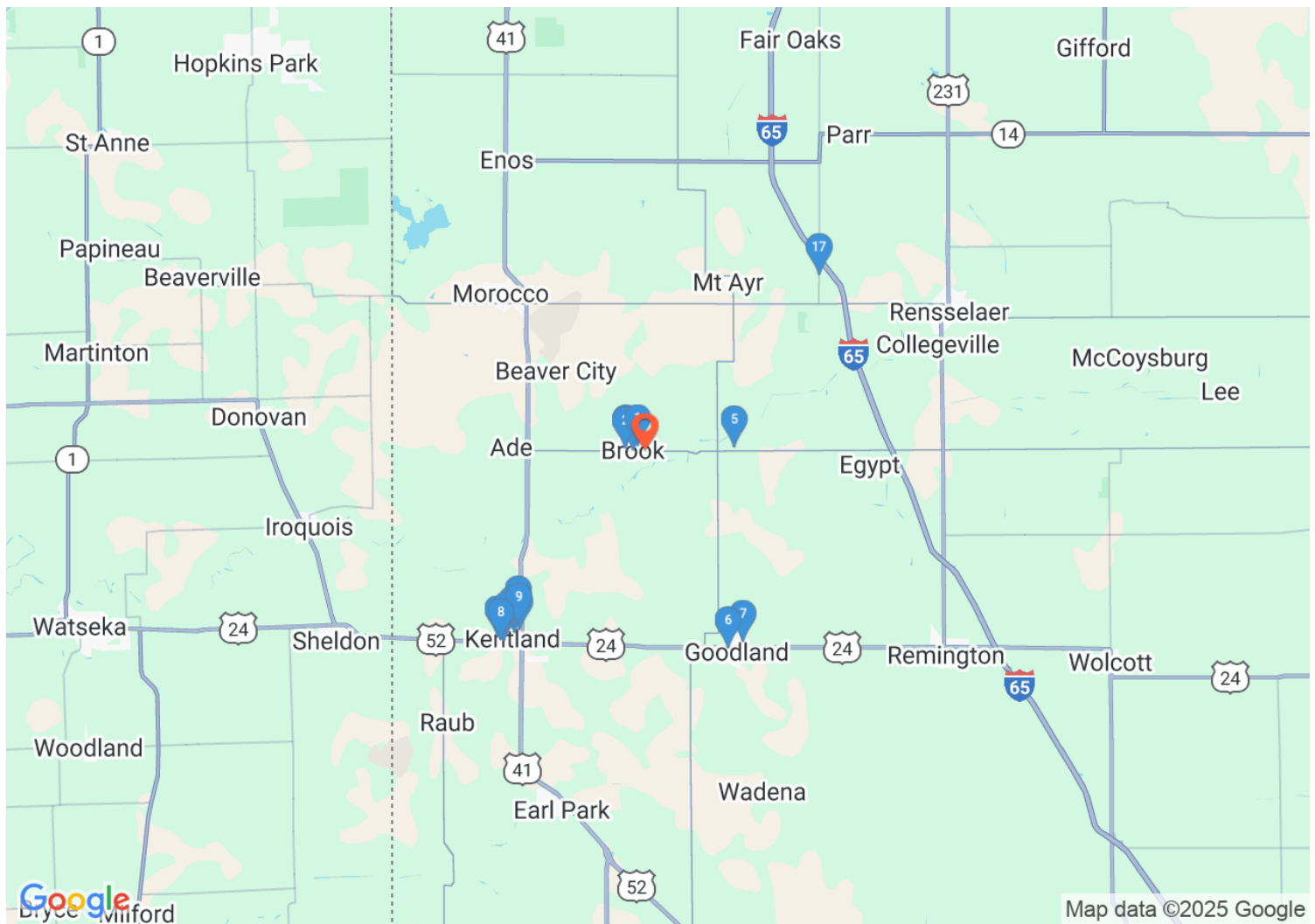


Supply / Demand in 47922

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



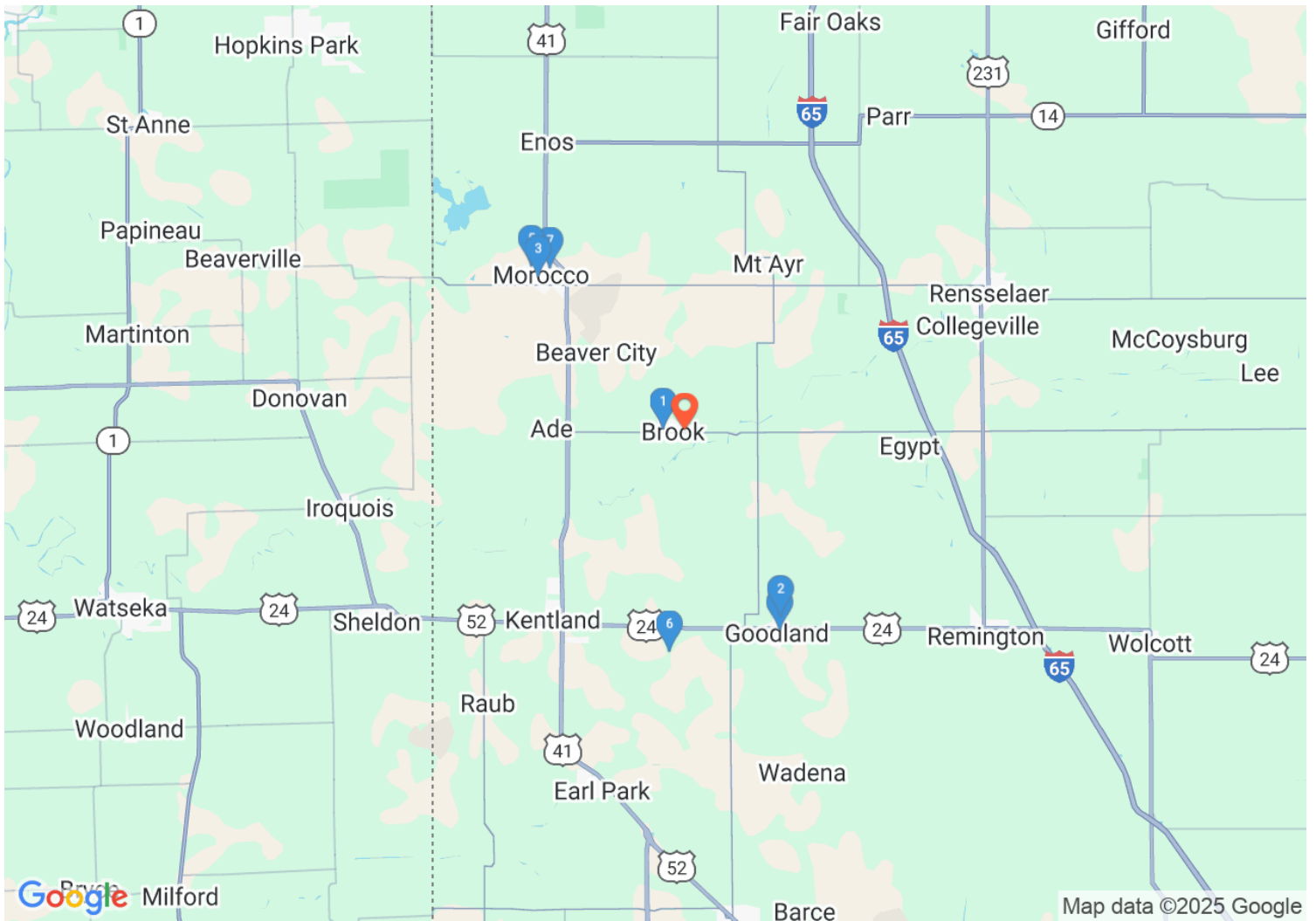
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	417 E MAIN ST, BROOK, IN 47922	--	--	2	1	1,178	--	--	0.55	--	1941
1	201 E HOWARD ST BROOK, IN 47922	\$169,000	Sep 19, 2024	2	1	1,080	\$156	0.25	0.34	69	1957
2	413 W MAIN ST BROOK, IN 47922	\$120,000	Nov 07, 2024	3	1	1,092	\$109	0.67	0.21	47	1928
3	409 W HOWARD ST BROOK, IN 47922	\$137,900	Apr 09, 2025	3	1	1,056	\$130	0.65	0.25	46	1977
4	113 W BROADWAY ST BROOK, IN 47922	\$103,000	Apr 25, 2025	2	1	1,048	\$98	0.40	0.18	40	1880
5	5028 E STATE ROAD 16 RD BROOK, IN 47922	\$143,000	Aug 05, 2024	2	1	866	\$165	3.17	0.44	37	1880
6	310 W UNION ST GOODLAND, IN 47948	\$113,000	Aug 23, 2024	2	1	1,180	\$95	7.62	0.43	21	1895
7	117 N BENTON ST GOODLAND, IN 47948	\$92,700	Sep 13, 2024	3	1	1,324	\$70	7.64	0.68	21	1890
8	213 W RAILROAD ST KENTLAND, IN 47951	\$136,000	May 20, 2025	3	1	1,143	\$118	8.43	0.44	20	1900
9	606 N ADE ST KENTLAND, IN 47951	\$157,500	Sep 05, 2024	3	2	1,248	\$126	7.61	0.32	19	1972
10	107 W CARROLL ST KENTLAND, IN 47951	\$125,000	Nov 05, 2024	2	1	1,394	\$89	8.12	0.34	19	1945
11	501 E LINCOLN ST KENTLAND, IN 47951	\$138,400	Jul 26, 2024	2	2	1,029	\$134	7.75	0.17	17	1954
12	209 E IROQUOIS ST KENTLAND, IN 47951	\$125,000	Oct 31, 2024	2	1	1,064	\$117	7.82	0.17	17	1918

13	313 W GRAHAM ST KENTLAND, IN 47951	\$169,000	Aug 27, 2024	3	1	1,256	\$134	8.41	0.26	17	1958
14	306 E CARROLL ST KENTLAND, IN 47951	\$75,500	Jun 28, 2024	2	1	1,213	\$62	7.94	0.17	16	1880
15	111 W GOSS ST KENTLAND, IN 47951	\$135,000	Sep 24, 2024	3	1	1,056	\$127	8.39	0.17	15	1981
16	1013 N ROSE ST KENTLAND, IN 47951	\$188,700	Jun 07, 2024	3	2	2,240	\$84	7.42	0.19	13	1995
17	4108 S 1000 W RENSELAER, IN 47978	\$354,900	Sep 20, 2024	3	2	1,200	\$295	8.69	1.58	13	2021

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	417 E MAIN ST, BROOK, IN 47922	--	--	2	1	1,178	--	--	0.55	--	1941
	516 W CUMMINGS ST BROOK, IN 47922	\$90,000	Jan 27, 2025	2	1	1,360	\$66	0.73	0.55	83	1900
	307 N JAMES ST GOODLAND, IN 47948	\$149,000	Mar 31, 2025	3	2	1,189	\$125	7.47	0.52	23	1960
	406 S MAIN ST MOROCCO, IN 47963	\$145,000	Apr 09, 2025	2	1	1,094	\$132	7.42	0.29	20	1958
	325 S JAMES ST GOODLAND, IN 47948	\$142,900	Feb 18, 2025	3	2	1,312	\$108	7.88	0.45	20	1890
	409 W BEAVER ST MOROCCO, IN 47963	\$54,900	May 19, 2025	2	1	1,181	\$46	7.84	0.31	19	1948
	1312 E 1700 RD S GOODLAND, IN 47948	\$300,000	Jan 04, 2025	3	2	1,344	\$223	7.90	1.00	19	1935
	605 E WASHINGTON ST MOROCCO, IN 47963	\$187,000	Apr 02, 2025	3	2	1,222	\$153	7.36	0.24	16	2017

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 gla, 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.

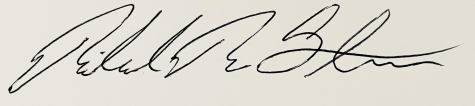
WARNING: The use of assumptions may affect assignment results.

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	Richard Rios-Stevens
Evaluator Signature	
Signature Date	5/22/2025

PROPERTY INSPECTION ANALYSIS

File # 6481920.2
Loan #

SUBJECT & CLIENT
Address 417 E MAIN ST City BROOK County Newton State IN Zip 47922
Borrower LARRY CONLEY Co-Borrower
Client Robert Steele Agency Inc Address 11 Motif Boulevard City Brownsburg State IN Zip 46112

TYPE OF INSPECTION PERFORMED
[X] 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 [X] No
If Yes, Distressed Listing [] Yes [] No
List Price [\$]
List Date [] DOM []

MARKET INFLUENCES
Significant Area Non-Residential Use
Commercial [] Yes [X] No
Industrial [] Yes [X] No
Agricultural [] Yes [X] No
Golf/Recreational [] Yes [X] No
Lake or Ocean [] Yes [X] No
National Park/Forest [] Yes [X] No
Vacant [] Yes [X] No
Other [None] [] Yes [X] No

SUBJECT CONDITION
[] New / Like New
[] Very Good
[X] Good
[] Average
[] Fair / Below-Average
[] Poor / Uninhabitable
Occupancy
[X] Occupied [] Vacant (If Vacant, Is Home Secured? [] Yes [] No)
[] Tenant Occupied
Rent []
Terms []
Length []

Subject Condition Related to Neighboring Properties
[X] Similar [] Inferior [] Superior [] Unknown

Deferred Maintenance
Siding Damaged [] Yes [X] No
Peeling Paint [] Yes [X] No
Broken Windows [] Yes [X] No
Foundation Damaged [] Yes [X] No
Landscape Not Maintained [] Yes [X] No
Landscape Damage [] Yes [X] No
Under Construction [] Yes [X] No
Other (Describe Below) [] Yes [X] No
Roof Disrepair / Lifting Shingles [] Yes [X] No
Dry Rot / Decaying Wood [] Yes [X] No
Fire / Wildfire or Smoke Damage [] Yes [X] No
Water or Flood Damage [] Yes [X] No
Storm or Hurricane Damage [] Yes [X] No
Earthquake Damage [] Yes [X] No
Tornado Damage [] Yes [X] No
Safety or Habitability Issues Noted [] Yes [X] No
Was any of the above deferred maintenance caused by a recent natural disaster? [] Yes [X] No
If yes, does it appear the interior suffered significant damage? [] Yes [] No
Is the property located in an active FEMA disaster area? [] Yes [X] 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:
There is no damage to the subject or to the neighborhood.

ROOM INFORMATION AND LOCATION
[6] # Total Rooms Above Grade
[3] # Bedrooms Above Grade
[1.0] # Bathrooms Above Grade

EXTERNAL FACTORS
Adverse External Factors
Fronts/Sides/Backs Busy Street [] Yes [X] No
High Tension Electrical Wires [] Yes [X] No
Vacant/Abandoned Property [] Yes [X] No
Landfill or Transfer Station [] Yes [X] No
Commercial/Industrial Influences [] Yes [X] No
Railroad Tracks [] Yes [X] No
Freeway/Highway Influence [] Yes [X] No
Private or Public Airport [] Yes [X] No
Other [None] [] Yes [X] No

Positive External Factors
Golf Course [] Yes [X] No
Waterfront [] Yes [X] No
Beach Access [] Yes [X] No
Lake Access [] Yes [X] No
Marina/Boat Ramp Access [] Yes [X] No
Gated Community / Security Gate [] Yes [X] No
View [Residential] [] Yes [X] No
Other [None] [] Yes [X] No

PROPERTY TYPE
[X] 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 []
[X] Garage # Cars [2]
[X] Driveway # Cars [4]
Surface [Asphalt]
Garage/Carport Design
[X] Attached
[] Detached
[] Built-In

ADDITIONAL IMPROVEMENTS
[] Accessory Unit
[] Outbuildings
[] Solar Panels []
[X] Porch [Rear enclosed] []
[] Patio []
[] Pool []
[] Fence []
[] Other []

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

SUBJECT SITE / LOT
Lot Size [0.55] Lot Shape [Rectangular]
Utilities Public Other Description
Electricity [X] [] []
Gas [X] [] []
Water [X] [] []
Sewer [X] [] []
Offsite Improvements Public Private Description
Street [X] [] [] [Asphalt]
Alley [] [] [] [None]

SUBJECT IMPROVEMENTS
Stories [1] Year Built [1941]
Design [Ranch]
Construction [Brick/Masonry]
Exterior Walls [Brick / Masonry]
Roof Surface [Comp Shingle]
Fireplace # [0] [None]
Heating Type [Forced]
Cooling Type [Central/Forced Air]
Foundation / Basement
[] Concrete Slab
[] Crawl Space
[X] Basement
[X] Full
[] Partial
% Finished [0%]

PROPERTY INSPECTION ANALYSIS

File # 6481920.2

Loan #

SUBJECT & CLIENT

Address 417 E MAIN ST	City BROOK	County Newton	State IN	Zip 47922
Borrower LARRY CONLEY	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The subject is a brick, ranch style home that sits on the main street through the town of Brook. There are few amenities in the area. I was able to take a picture of the rear of the home from the street behind the house. There is not an alley in the area.

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 Pamela J Drangmeister

Location Validation (VPI Inspection Only)

Address 13425 Delaware StreetCity, St Zip Crown Point, IN 46307

Phone _____

Pamela Drangmeister / 05/21/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6481920.2

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Borrower LARRY CONLEY Co-Borrower

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



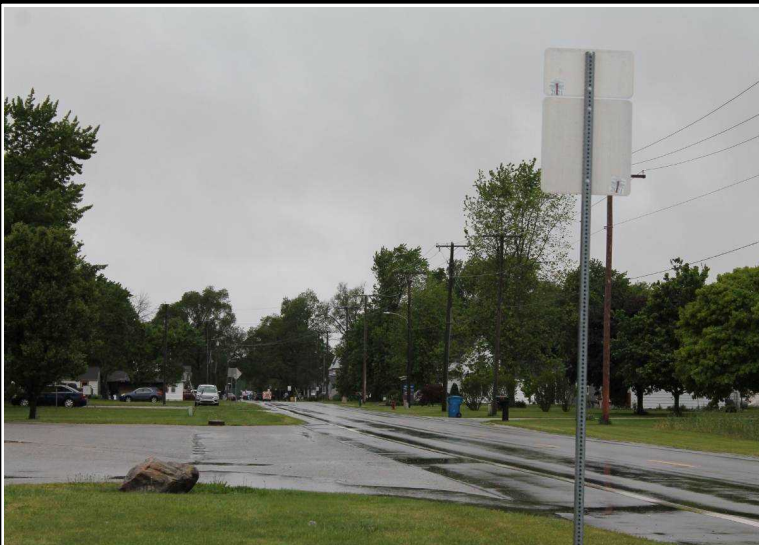
Left Side View



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

