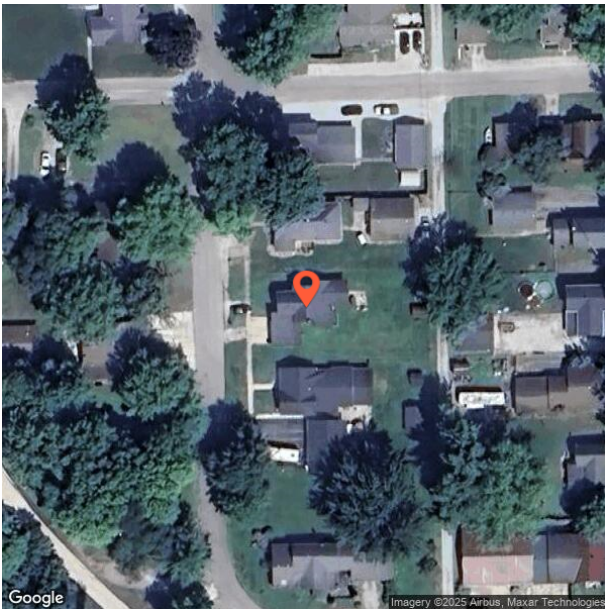




Property Address	Order #	6549090
616 N AGNEW ST	Loan #	N/A
WINAMAC, IN 46996 - PULASKI COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	JENNY TIREY	
Coborrower	N/A	
Evaluated Value	\$75,000	Reasonable Exposure Time
Effective Date	7/24/2025	20 - 60 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	PULASKI
Lot Size	7,928	Parcel Number	66-14-11-432-010.000-011
Year Built	1880	Assessed Year	2024
Gross Living Area	1,395	Assessed Value	\$103,900
Bedroom	4	Assessed Taxes	\$535
Baths	1.0	Sold Date	1/18/2008
Pool	No	Sold Price	\$0
Condition	Fair	List Date	11/24/2009
Carrier Route	C001	List Price	\$65,900
HOA	No		
Location Comments	None		
Owner of Public Records	GAINES,JENNY		
Amenities	Unfinished Basement		
Legal Description	DIST:0007 CITY/MUNI/TWP:MONROE TOWNSHIP 011-00913-00 MCCLELLAND ADD LOT 258 MAP REF:MP 30N-R2W		

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	62	50	56	-9.7% ↓	12% ↑
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	\$189,900	\$250,000	\$195,000	2.7% -	-22% ↓
Median Comparable Sales Days on Market	56d	92d	23d	-58.9% ↓	-75% ↓
Median Sale Price as % of List Price	97%	96%	100%	3.1% -	4.2% -
Median Comparable List Price (Currently Active)	\$208,000	\$224,900	\$219,900	5.7% ↑	-2.2% -
Median Competitive Listings Days on Market (Currently Active)	93d	35d	61d	-34.4% ↓	74.3% ↑
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	616 N AGNEW ST WINAMAC IN, 46996	618 N HATHAWAY ST WINAMAC IN, 46996		827 N AGNEW ST WINAMAC IN, 46996		422 N MONTICELLO ST WINAMAC IN, 46996	
MLS Comments	--						
Proximity (mi)	--	0.06 E		0.17 N		0.28 SE	
MLS# DOC#	--	805465 20241607		202410290 20241507		202419278 20241651	
Sale Price / Price per Sq.Ft.	--	\$56,000 / \$54/sqft		\$86,500 / \$66/sqft		\$90,000 / \$94/sqft	
List Price / Price per Sq.Ft.	--	\$58,000 / \$56/sqft		\$95,000 / \$72/sqft		\$99,900 / \$104/sqft	
Sale Price % of List Price	--	0.97 / 97%		0.91 / 91%		0.90 / 90%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		09/09/24 86 DOM		08/16/24 141 DOM		09/17/24 111 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	None	None		None		None	
Site	7,928	7,928		7,928		5,793	
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1880	1890		1933		1908	
Condition	Fair	Fair		Fair		Average	-\$9,000
Bedrooms	4	2	\$1,000	3		2	\$1,000
Full / Half Baths	1 / 0	1 / 0		1 / 0		1 / 0	
Gross Living Area	1,395	1,028	\$2,000	1,320		960	\$2,000
Basement	Partial Basement	None	\$2,000	None	\$2,000	Partial Basement	
Parking Type	Garage	None		Garage		Carport	
Parking Spaces	1	0	\$1,000	2	-\$1,000	2	
Pool	No	No		No		No	
Amenities	Unfinished Basement	None		None		Unfinished Basement	
Other	None	None		Outbuilding	-\$2,000	None	
Other							
Net Adj. (total)		10.71%	\$6,000	-1.16%	-\$1,000	-6.67%	-\$6,000
Gross Adj.		10.71%	\$6,000	5.78%	\$5,000	13.33%	\$12,000
Adj. Price			\$62,000		\$85,500		\$84,000
Price and Listing History		Sold	09/09/2024	Sold	08/16/2024	Sold	09/16/2024
		Price	\$56,000	Price	\$86,500	Price	\$90,000
		Pending	08/17/2024	Pending	08/09/2024	Contingent	08/26/2024
		Price	\$58,000	Price	\$95,000	Price	\$99,900
		Price Changed	07/17/2024	Contingent	08/01/2024	Price Changed	07/09/2024
		Price	\$58,000	Price	\$95,000	Price	\$99,900
		Listed	06/15/2024	Listed	03/28/2024	Price Changed	06/12/2024
		Price	\$63,000	Price	\$95,000	Price	\$103,000
		Sold	10/05/2023			Price Changed	06/05/2024
		Price	\$40,300			Price	\$105,000
						Listed	05/29/2024
						Price	\$110,000

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject location appears to be suburban. 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. Aluminum siding has worn paint. There is a piece of fascia missing and some missing shingles.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

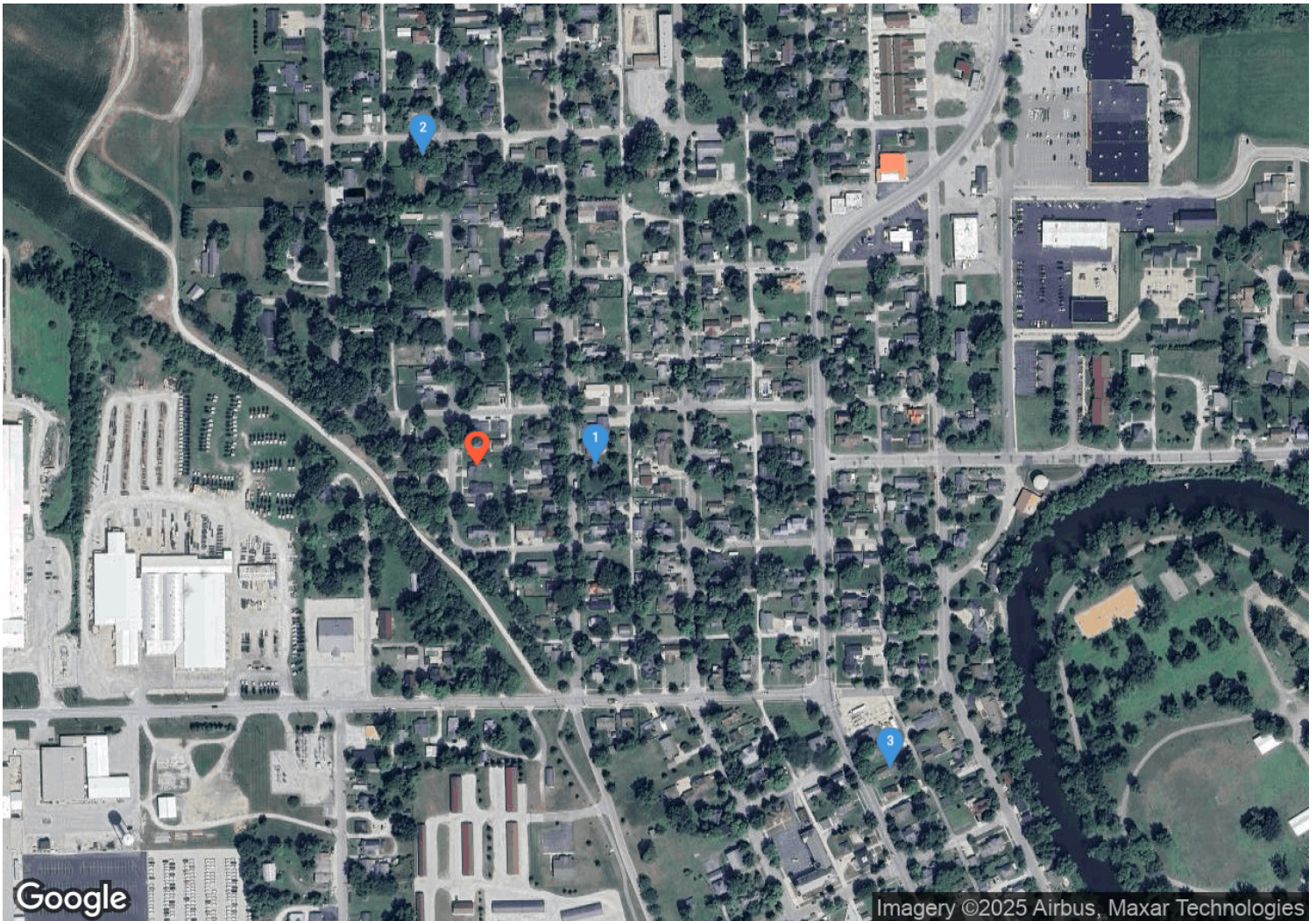
Adjusted Value Range of Comps: \$62,000 to \$85,500

- 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.
- Due to lack of recent sales subject age could not be bracketed, however all Sales are within 60 years and no adjustment applied.
- Due to lack of recent sales subject bed count could not be bracketed, however due to similar marketability, no adjustments were given for differences between 3 and 4 bedrooms.
- Due to lack of recent sales subject GLA could not be bracketed, however Sale #2 is within 100 sqft of subject and no adjustment applied.

Additional Notes:

- Due to lack of recent similar listings, no comparable listing has been provided.
- 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. ...(see addendum for entire text)

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	616 N AGNEW ST WINAMAC, IN 46996	Single Family Residence				7928	1880	4	1	1395	732	No		Public Records
1	618 N HATHAWAY ST WINAMAC, IN 46996	Single Family Residence	\$56,000	09/09/2024	0.06	7928	1890	2	1	1028	246	No		MLS, Public Records
2	827 N AGNEW ST WINAMAC, IN 46996	Single Family Residence	\$86,500	08/16/2024	0.17	7928	1933	3	1	1320	0	No		MLS, Public Records
3	422 N MONTICELLO ST WINAMAC, IN 46996	Single Family Residence	\$90,000	09/17/2024	0.28	5793	1908	2	1	960	384	No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 618 N HATHAWAY ST
WINAMAC IN, 46996



Comp 2: 827 N AGNEW ST
WINAMAC IN, 46996



Comp 3: 422 N MONTICELLO ST
WINAMAC IN, 46996

PRICE AND LISTING HISTORY

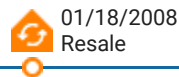
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
Listed	11/24/2009	\$65,900	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 07/24/2025.

TRANSACTION HISTORY

Timeline



History

01/18/2008 Resale

Recording Date	01/18/2008	Lender	FIRST FSB
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$58,000
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	20080132	Loan Type	N/A
Seller	LOVELESS,RUBY ANN	Rate Type	Variable
Buyer/Borrower	SHELL,JEREMY J	Loan Doc #	20080133

ZIP-CODE DATA

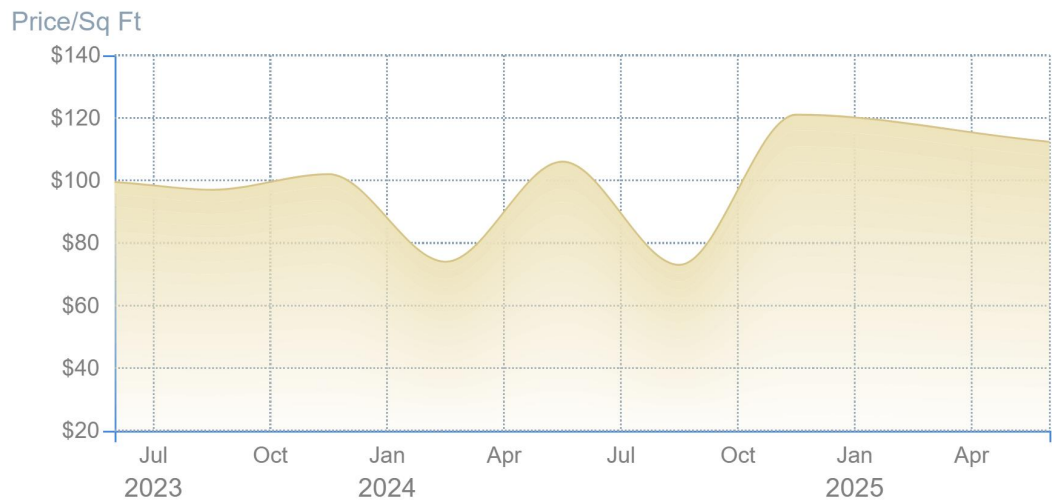
Number of Properties Sold in 46996

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



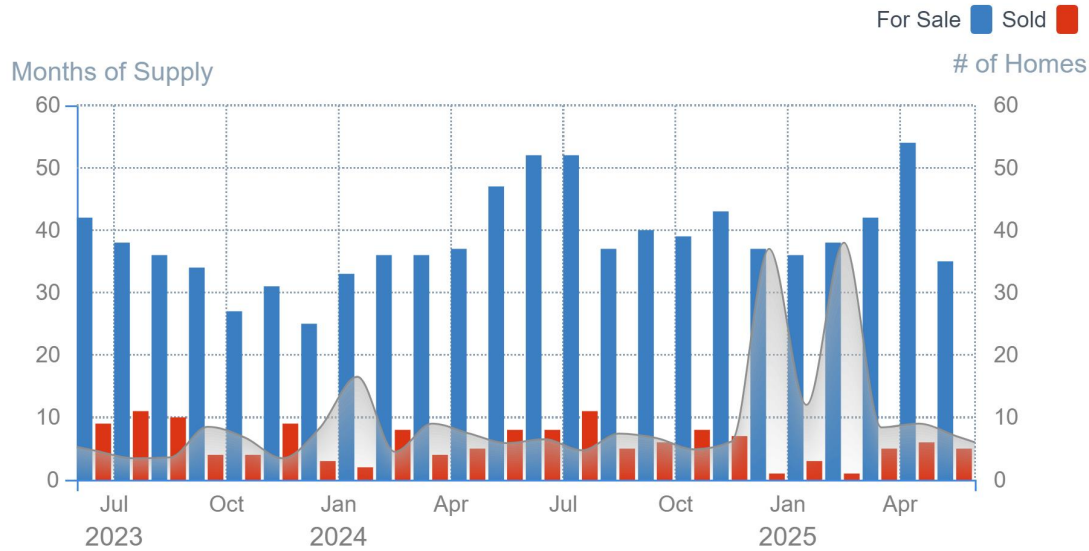
Median Sale Price/Sq.Ft. (quarterly) in 46996

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.



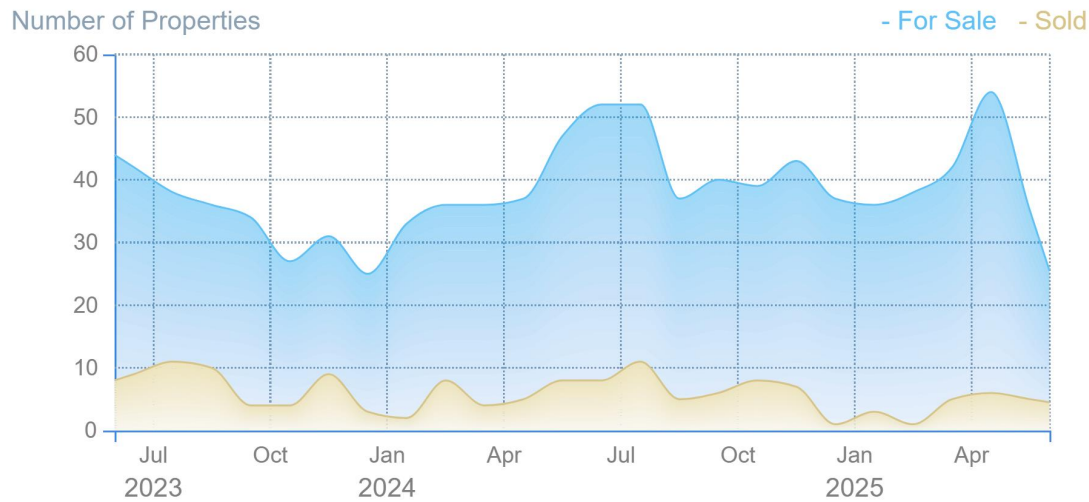
Months of Supply in 46996

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.

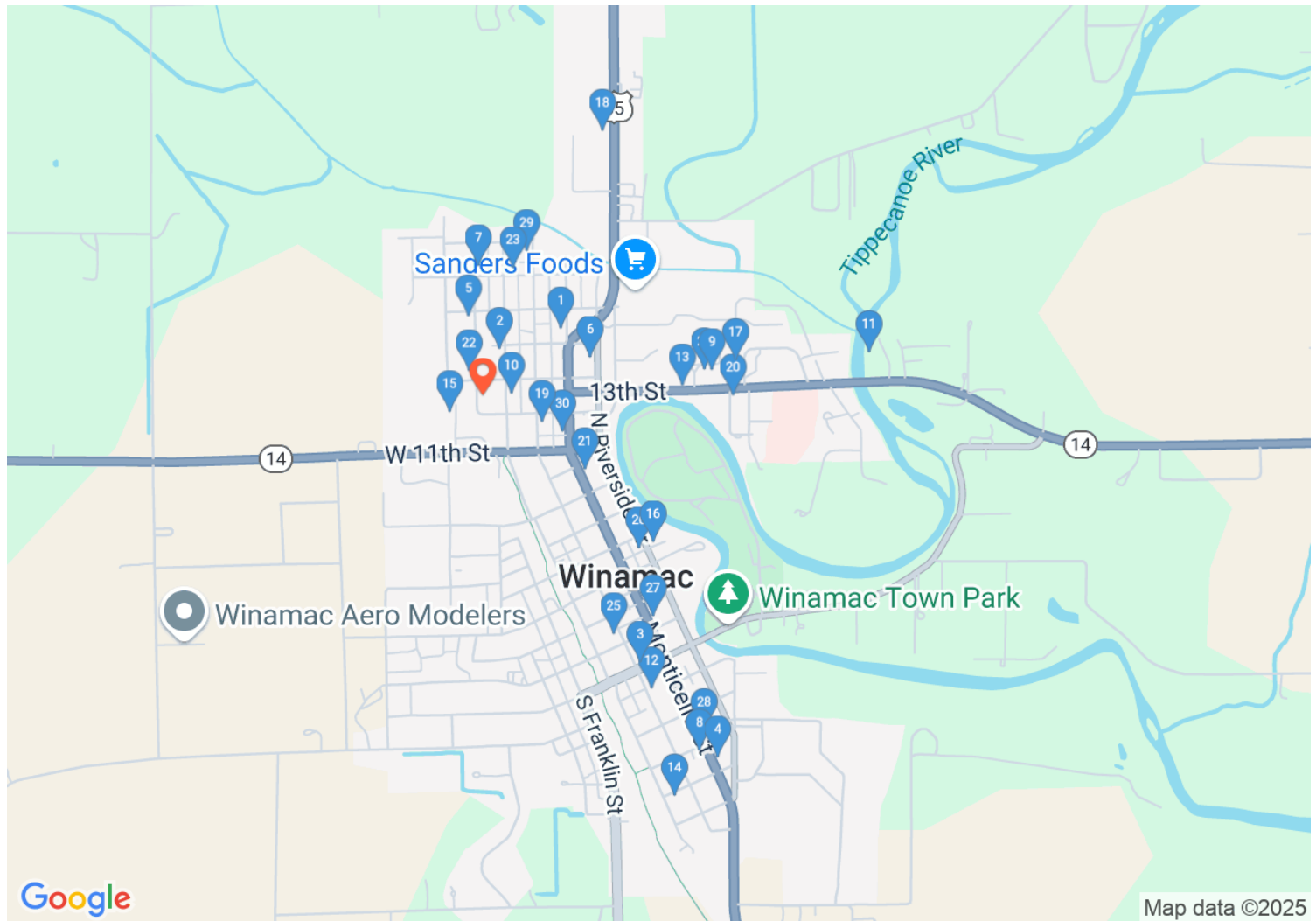


Supply / Demand in 46996

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



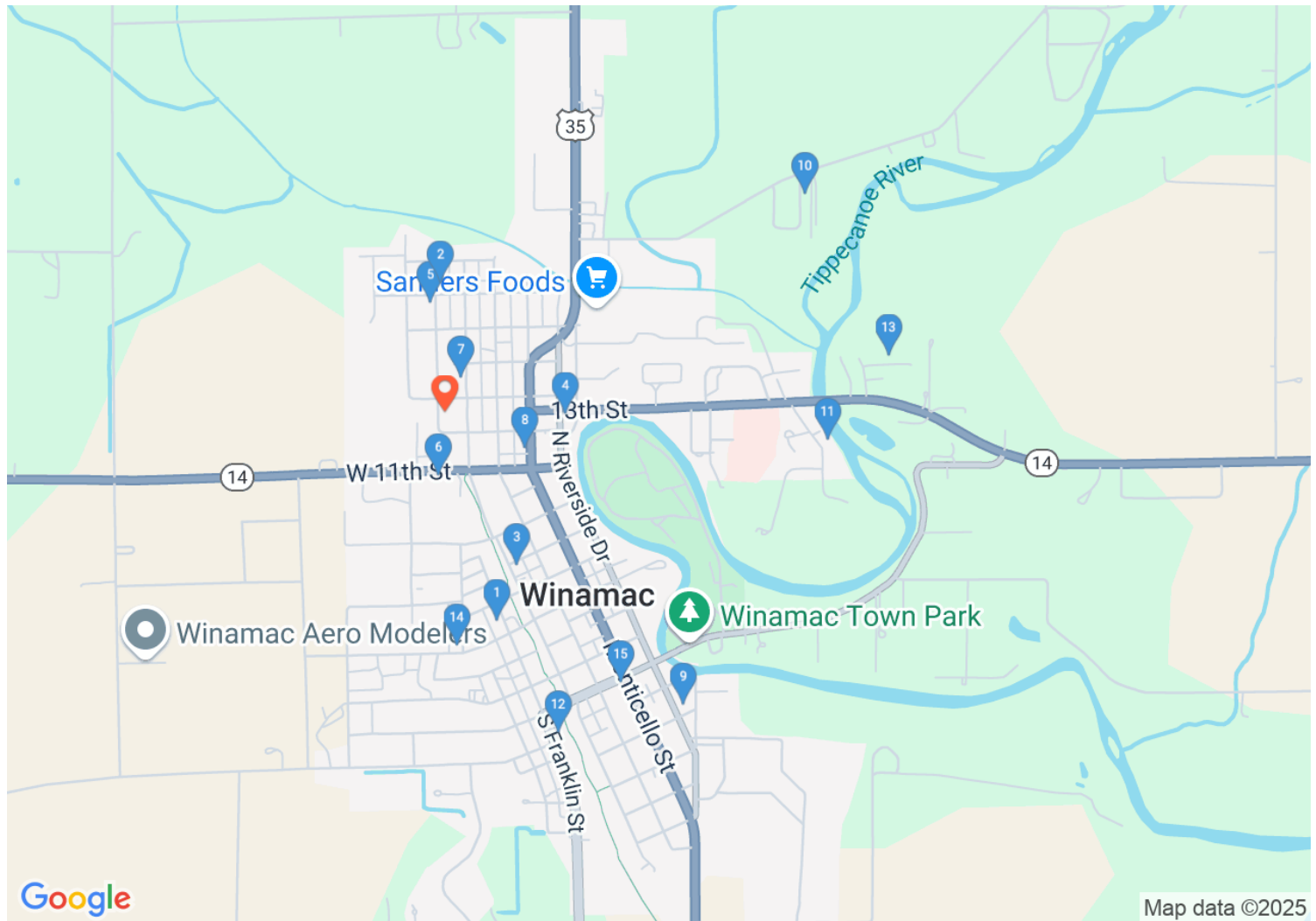
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	616 N AGNEW ST, WINAMAC, IN 46996	--	--	4	1	1,395	--	--	0.18	--	1880
1	815 N MONTICELLO ST WINAMAC, IN 46996	\$139,000	Nov 09, 2024	3	1	1,282	\$108	0.23	0.20	95	1901
2	731 N HATHAWAY ST WINAMAC, IN 46996	\$47,500	Sep 24, 2024	4	2	1,594	\$29	0.11	0.18	95	1890
3	321 S MARKET ST WINAMAC, IN 46996	\$167,500	Aug 05, 2024	3	2	1,661	\$100	0.68	0.20	89	1880
4	717 S MONTICELLO ST WINAMAC, IN 46996	\$174,000	Mar 31, 2025	3	2	1,430	\$121	0.95	0.15	86	1915
5	827 N AGNEW ST WINAMAC, IN 46996	\$86,500	Aug 16, 2024	3	1	1,320	\$65	0.17	0.18	83	1933
6	705 N RIVERSIDE DR WINAMAC, IN 46996	\$100,500	Aug 08, 2024	4	2	1,830	\$54	0.25	0.18	77	1890
7	1008 N AGNEW ST WINAMAC, IN 46996	\$146,000	Oct 02, 2024	3	1	1,203	\$121	0.28	0.18	74	1946
8	702 S MONTICELLO ST WINAMAC, IN 46996	\$86,500	Nov 27, 2024	2	1	1,430	\$60	0.92	0.15	73	1938
9	469 E DECKER DR WINAMAC, IN 46996	\$149,900	Jun 16, 2025	3	2	1,348	\$111	0.51	0.21	70	1956
10	618 N HATHAWAY ST WINAMAC, IN 46996	\$56,000	Sep 09, 2024	2	1	1,028	\$54	0.06	0.18	68	1890
11	61 N 70 E WINAMAC, IN 46996	\$323,000	Dec 03, 2024	3	3	1,684	\$191	0.86	0.23	67	1935
12	501 S MARKET ST WINAMAC, IN 46996	\$115,000	Nov 21, 2024	4	2	1,585	\$72	0.75	0.14	66	1955

13	405 E 13TH ST WINAMAC, IN 46996	\$151,000	Jul 31, 2024	3	1	1,094	\$138	0.44	0.20	65	1951
14	115 W ERIE ST WINAMAC, IN 46996	\$0	Dec 27, 2024	0	2	1,510	\$0	0.98	0.15	64	1939
15	607 N KELLER ST WINAMAC, IN 46996	\$0	May 08, 2025	3	2	1,904	\$0	0.08	0.20	62	1928
16	114 N RIVERSIDE DR WINAMAC, IN 46996	\$215,000	May 09, 2025	2	2	1,635	\$131	0.50	0.20	60	1970
17	669 TERRACE DR WINAMAC, IN 46996	\$213,376	Oct 18, 2024	3	2	1,536	\$138	0.56	0.23	59	1976
18	701 N US HIGHWAY 35 WINAMAC, IN 46996	\$185,000	Apr 15, 2025	3	2	1,709	\$108	0.64	0.26	59	1947
19	524 N MARKET ST WINAMAC, IN 46996	\$42,900	Dec 20, 2024	4	1	1,650	\$26	0.15	0.20	55	1990
20	500 E 13TH ST WINAMAC, IN 46996	\$60,000	May 15, 2025	2	1	1,004	\$59	0.55	0.17	54	1945
21	422 N MONTICELLO ST WINAMAC, IN 46996	\$90,000	Sep 17, 2024	2	1	960	\$93	0.28	0.13	52	1908
22	711 N AGNEW ST WINAMAC, IN 46996	\$155,000	May 23, 2025	3	2	1,080	\$143	0.06	0.18	50	1992
23	1006 N HATHAWAY ST WINAMAC, IN 46996	\$160,000	Mar 20, 2025	2	1	894	\$178	0.28	0.18	46	1935
24	475 E DECKER DR WINAMAC, IN 46996	\$224,000	Jul 11, 2025	3	2	1,200	\$186	0.49	0.37	46	1956
25	214 S MARKET ST WINAMAC, IN 46996	\$118,000	Jul 14, 2025	5	2	2,324	\$50	0.60	0.20	46	1880
26	113 N RIVERSIDE DR WINAMAC, IN 46996	\$217,000	Jul 01, 2025	2	1	2,208	\$98	0.48	0.20	45	1928
27	213 S MONTICELLO ST WINAMAC, IN 46996	\$230,000	Jul 14, 2025	4	1	2,286	\$100	0.62	0.20	45	1922
28	621 S MONTICELLO ST WINAMAC, IN 46996	\$56,000	Sep 10, 2024	2	1	1,762	\$31	0.88	0.08	45	1903
29	1009 N MARKET ST WINAMAC, IN 46996	\$0	May 23, 2025	3	2	1,584	\$0	0.33	0.18	43	2023
30	517 N MONTICELLO ST WINAMAC, IN 46996	\$205,000	Sep 16, 2024	3	2	2,130	\$96	0.20	0.21	42	1970

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	616 N AGNEW ST, WINAMAC, IN 46996	--	--	4	1	1,395	--	--	0.18	--	1880
1	115 N FRANKLIN ST WINAMAC, IN 46996	\$165,000	Apr 29, 2025	2	1	1,510	\$109	0.48	0.20	90	1867
2	1008 N AGNEW ST WINAMAC, IN 46996	\$149,900	Jul 16, 2025	2	2	1,203	\$124	0.28	0.18	70	1946
3	121 W SPRING ST WINAMAC, IN 46996	\$162,000	Apr 01, 2025	3	3	1,167	\$138	0.37	0.11	61	1851
4	614 N RIVERSIDE DR WINAMAC, IN 46996	\$259,900	Apr 30, 2025	3	2	1,176	\$221	0.27	0.12	60	1940
5	913 N AGNEW ST WINAMAC, IN 46996	\$189,000	Jul 23, 2025	4	1	1,882	\$100	0.24	0.18	54	1965
6	537 W 11TH ST WINAMAC, IN 46996	\$235,000	May 30, 2025	2	2	1,213	\$193	0.14	0.34	50	1940
7	719 N HATHAWAY ST WINAMAC, IN 46996	\$259,000	Jul 03, 2025	4	3	2,256	\$114	0.08	0.18	47	1898
8	517 N MONTICELLO ST WINAMAC, IN 46996	\$235,000	Jul 20, 2025	4	2	2,130	\$110	0.20	0.21	42	1970
9	521 S RIVERSIDE DR WINAMAC, IN 46996	\$250,000	May 09, 2025	3	2	2,744	\$91	0.83	0.17	36	1895
10	514 N 48 ST E WINAMAC, IN 46996	\$249,900	Jul 22, 2025	3	2	1,440	\$173	0.92	0.40	35	2006
11	610 N FOREST DR WINAMAC, IN 46996	\$280,000	Feb 26, 2025	4	2	2,560	\$109	0.84	0.23	34	1958
12	421 S FRANKLIN ST WINAMAC, IN 46996	\$229,500	Jul 03, 2025	3	3	2,252	\$101	0.75	0.21	32	2005

13	800 E OAK VIEW EST WINAMAC, IN 46996	\$298,000	May 01, 2025	3	2	1,746	\$170	0.98	0.53	31	1994
14	404 W MAIN ST WINAMAC, IN 46996	\$112,900	Apr 11, 2025	2	2	792	\$142	0.52	0.10	30	1955
15	103 E WASHINGTON ST WINAMAC, IN 46996	\$575,000	Apr 12, 2025	5	3	4,017	\$143	0.71	0.16	25	1893

ADDENDUM

COMPARABLE COMMENTS AND FINAL RECONCILIATION

- 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.
- Due to lack of recent sales subject age could not be bracketed, however all Sales are within 60 years and no adjustment applied.
- Due to lack of recent sales subject bed count could not be bracketed, however due to similar marketability, no adjustments were given for differences between 3 and 4 bedrooms.
- Due to lack of recent sales subject GLA could not be bracketed, however Sale #2 is within 100 sqft of subject and no adjustment applied.

Additional Notes:

- Due to lack of recent similar listings, no comparable listing has been provided.
- 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.

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:

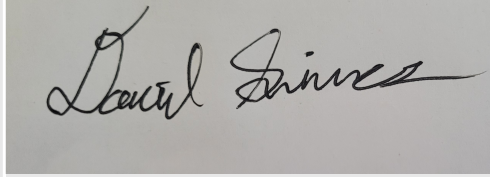
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have 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

David Simoes

Evaluator Signature



Signature Date

7/25/2025

PROPERTY INSPECTION ANALYSIS

File # 6549090.2

Loan #

SUBJECT & CLIENT				
Address 616 N AGNEW		City WINAMAC	County Pulaski	State IN Zip 46996
Borrower JENNY TIREY		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

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

EVIDENCE OF LISTING STATUS

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

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 [1]
☒ Driveway # Cars [2]
 Surface [Concrete]

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 ☐ Yes ☒ No
 Peeling Paint ☒ Yes ☐ No
 Broken Windows ☐ Yes ☒ No
 Foundation Damaged ☐ Yes ☒ No
 Landscape Not Maintained ☐ Yes ☒ No
 Landscape Damage ☐ Yes ☒ No
 Under Construction ☐ Yes ☒ No
 Other (Describe Below) ☐ Yes ☒ No

Roof Disrepair / Lifting Shingles ☒ Yes ☐ No
 Dry Rot / Decaying Wood ☐ Yes ☒ No
 Fire / Wildfire or Smoke Damage ☐ Yes ☒ No
 Water or Flood Damage ☐ Yes ☒ No
 Storm or Hurricane Damage ☐ Yes ☒ No
 Earthquake Damage ☐ Yes ☒ No
 Tornado Damage ☐ Yes ☒ No
 Safety or Habitability Issues Noted ☐ Yes ☒ 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:

ADDITIONAL IMPROVEMENTS

☐ Accessory Unit
☐ Outbuildings
☐ Solar Panels []
☒ Porch [C front, encl rear]
☐ Patio []
☐ Pool []
☐ Fence []
☐ Other []

ADDITIONS OR CONVERSIONS

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

SUBJECT SITE / LOT

Lot Size [0.21] 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 checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]

Offsite Improvements

	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Gravel]

SUBJECT IMPROVEMENTS

# Stories [2]	Year Built [1880]	Foundation / Basement
Design [Other]		<input type="checkbox"/> Concrete Slab
Construction [Wood Frame]		<input checked="" type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input checked="" type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [] [None]		<input checked="" type="checkbox"/> Partial
Heating Type [Forced]		% Finished [0 %]
Cooling Type [Zone/Window]		

ROOM INFORMATION AND LOCATION

[8] # Total Rooms Above Grade

[4] # Bedrooms Above Grade

[1.0] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6549090.2

Loan #

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Borrower JENNY TIREY	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Subject is typical style and size for the neighborhood. Aluminum siding has worn paint. There is a piece of fascia missing and some missing shingles.

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 Bonnie M. Fries

Address 6987 E 150 S

City, St Zip Akron, IN 46910

Phone (260) 336-0676

Location Validation (VPI Inspection Only)

Bonnie Fries / 07/24/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6549090.2

Loan #

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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)	Damage
	

Street sign	
	

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