



|                                                  |                                   |                          |                 |
|--------------------------------------------------|-----------------------------------|--------------------------|-----------------|
| Property Address                                 | 2245 S MERIDIAN RD                | Order #                  | 6572016.3       |
|                                                  | MOROCCO, IN 47963 - NEWTON COUNTY | Loan #                   | Not provided    |
| Address is consistent with client-submitted data |                                   | Inspection Type          | Exterior/Street |
|                                                  |                                   | Assignment Type          | Other: Other    |
| Lender                                           | Robert Steele                     |                          |                 |
| Borrower                                         | KEVAN WILLEY                      |                          |                 |
| Coborrower                                       | None                              |                          |                 |
| Evaluated Value                                  | \$285,000                         | Reasonable Exposure Time |                 |
| Effective Date                                   | 8/15/2025                         |                          | 40 - 75 Days    |

## PROPERTY DETAILS

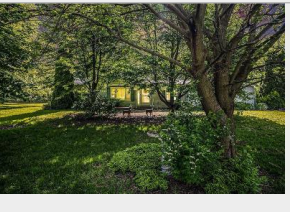


|                         |                                                                                                                                           |                |                          |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
| Property Type           | Manufactured                                                                                                                              | County         | NEWTON                   |
| Lot Size                | 261,360                                                                                                                                   | Parcel Number  | 56-11-18-222-003.002-008 |
| Year Built              | 1999                                                                                                                                      | Assessed Year  | 2024                     |
| Gross Living Area       | 1,836                                                                                                                                     | Assessed Value | \$127,900                |
| Bedroom                 | 3                                                                                                                                         | Assessed Taxes | \$819                    |
| Baths                   | 2.0                                                                                                                                       | Sold Date      |                          |
| Pool                    | No                                                                                                                                        | Sold Price     | \$0                      |
| Condition               | Average                                                                                                                                   | List Date      |                          |
| Carrier Route           | R002                                                                                                                                      | List Price     |                          |
| HOA                     | No                                                                                                                                        |                |                          |
| Location Comments       | None                                                                                                                                      |                |                          |
| Owner of Public Records | WILLEY,KEVAN K & CYNTHIA A                                                                                                                |                |                          |
| Amenities               | None                                                                                                                                      |                |                          |
| Legal Description       | DIST:0005 CITY/MUNI/TWP:JACKSON TOWNSHIP LOT 1 WILLEY FARMS SUB. PT W1/2 NW SEC 18 T29N R8W 5.997 ACRES JACKSON TWP MAP REF:11-18-000-006 |                |                          |

## 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                         | 14                     | 10                | 24            | 71.4% ↑      | 140% ↑       |
| 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                                  | \$225,000              | \$0               | \$130,000     | -42.2% ↓     | 0% -         |
| Median Comparable Sales Days on Market                        | 37d                    | 0d                | 23d           | -37.8% ↓     | 0% -         |
| Median Sale Price as % of List Price                          | 95%                    | 0%                | 97%           | 2.1% -       | 0% -         |
| Median Comparable List Price (Currently Active)               | \$204,900              | \$145,000         | \$119,900     | -41.5% ↓     | -17.3% ↓     |
| Median Competitive Listings Days on Market (Currently Active) | 63d                    | 41d               | 30d           | -52.4% ↓     | -26.8% ↓     |
| 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                                                                           | 2245 S MERIDIAN RD<br>MOROCCO IN, 47963 | 5534 W 550 S<br>MOROCCO IN, 47963                                                 |            | 5157 W 1050 N<br>WHEATFIELD IN, 46392                                              |            | 11365 N 557 E<br>DEMOTTE IN, 46310                                                  |            |
| MLS Comments                                                                      | --                                      |                                                                                   |            |                                                                                    |            | Welcome to your own slice of country living! This well maintained home sits on a... |            |
| Proximity (mi)                                                                    | --                                      | 6.54 SW                                                                           |            | 18.89 NE                                                                           |            | 14.75 NE                                                                            |            |
| MLS#   DOC#                                                                       | --                                      | 822183                                                                            |            | 816274   F206728                                                                   |            | 821429                                                                              |            |
| Sale Price / Price per Sq.Ft.                                                     | --                                      | \$263,000 / \$127/sqft                                                            |            | \$275,000 / \$175/sqft                                                             |            | \$255,000 / \$139/sqft                                                              |            |
| List Price / Price per Sq.Ft.                                                     | --                                      | \$269,900 / \$130/sqft                                                            |            | \$289,900 / \$185/sqft                                                             |            | \$255,000 / \$139/sqft                                                              |            |
| Sale Price % of List Price                                                        | --                                      | 0.97 / 97%                                                                        |            | 0.95 / 95%                                                                         |            | 1.00 / 100%                                                                         |            |
| Property Type                                                                     | Manufactured                            | Manufactured                                                                      |            | Manufactured                                                                       |            | Manufactured                                                                        |            |
|                                                                                   | Value (Subject)                         | Value                                                                             | Adj        | Value                                                                              | Adj        | Value                                                                               | Adj        |
| Sale/List Date                                                                    |                                         | 07/29/25<br>51 DOM                                                                |            | 07/22/25<br>154 DOM                                                                |            | 06/27/25<br>31 DOM                                                                  |            |
| Location                                                                          | Neutral                                 | Neutral                                                                           |            | Neutral                                                                            |            | Neutral                                                                             |            |
| Location Comment                                                                  | None                                    | Landscaped, Few Trees                                                             |            | None                                                                               |            | Wooded, Landscaped                                                                  |            |
| Site                                                                              | 261,360                                 | 87,120                                                                            | \$17,500   | 145,490                                                                            | \$11,500   | 43,560                                                                              | \$22,000   |
| View                                                                              | Neighborhood                            | Neighborhood                                                                      |            | Neighborhood                                                                       |            | Neighborhood                                                                        |            |
| Design                                                                            | Typical                                 | Typical                                                                           |            | Typical                                                                            |            | Typical                                                                             |            |
| Quality                                                                           | Average                                 | Average                                                                           |            | Average                                                                            |            | Average                                                                             |            |
| Age                                                                               | 1999                                    | 2001                                                                              |            | 1997                                                                               |            | 2000                                                                                |            |
| Condition                                                                         | Average                                 | Average                                                                           |            | Average                                                                            |            | Average                                                                             |            |
| Bedrooms                                                                          | 3                                       | 3                                                                                 |            | 3                                                                                  |            | 3                                                                                   |            |
| Full / Half Baths                                                                 | 2 / 0                                   | 2 / 0                                                                             |            | 2 / 0                                                                              |            | 2 / 0                                                                               |            |
| Gross Living Area                                                                 | 1,836                                   | 2,070                                                                             | -\$9,500   | 1,568                                                                              | \$10,500   | 1,836                                                                               |            |
| Basement                                                                          | None                                    | None                                                                              |            | None                                                                               |            | None                                                                                |            |
| Parking Type                                                                      | Driveway                                | Driveway                                                                          |            | Attached Garage                                                                    | -\$10,000  | Detached Garage                                                                     | -\$10,000  |
| Parking Spaces                                                                    | 2                                       | 2                                                                                 |            | 2                                                                                  |            | 2                                                                                   |            |
| Pool                                                                              | No                                      | No                                                                                |            | No                                                                                 |            | No                                                                                  |            |
| Amenities                                                                         | None                                    | None                                                                              |            | None                                                                               |            | None                                                                                |            |
| Other                                                                             | Two Pole barns                          | None                                                                              | \$10,000   | None                                                                               | \$10,000   | None                                                                                | \$10,000   |
| Other                                                                             |                                         |                                                                                   |            |                                                                                    |            |                                                                                     |            |
| Net Adj. (total)                                                                  |                                         | 6.84%                                                                             | \$18,000   | 8.00%                                                                              | \$22,000   | 8.63%                                                                               | \$22,000   |
| Gross Adj.                                                                        |                                         | 14.07%                                                                            | \$37,000   | 15.27%                                                                             | \$42,000   | 16.47%                                                                              | \$42,000   |
| Adj. Price                                                                        |                                         |                                                                                   | \$281,000  |                                                                                    | \$297,000  |                                                                                     | \$277,000  |
| Price and Listing History                                                         |                                         | Sold                                                                              | 07/29/2025 | Sold                                                                               | 07/15/2025 | Sold                                                                                | 06/27/2025 |
|                                                                                   |                                         | Price                                                                             | \$263,000  | Price                                                                              | \$275,000  | Price                                                                               | \$255,000  |
|                                                                                   |                                         | Pending                                                                           | 06/11/2025 | Contingent                                                                         | 06/17/2025 | Pending                                                                             | 05/28/2025 |
|                                                                                   |                                         | Price                                                                             | \$269,900  | Price                                                                              | \$289,900  | Price                                                                               | \$255,000  |
|                                                                                   |                                         | Listed                                                                            | 06/08/2025 | Price Changed                                                                      | 05/20/2025 | Listed                                                                              | 05/27/2025 |
|                                                                                   |                                         | Price                                                                             | \$269,900  | Price                                                                              | \$289,900  | Price                                                                               | \$255,000  |
|                                                                                   |                                         |                                                                                   |            | Price Changed                                                                      | 04/24/2025 |                                                                                     |            |
|                                                                                   |                                         |                                                                                   |            | Price                                                                              | \$294,900  |                                                                                     |            |
|                                                                                   |                                         |                                                                                   |            | Listed                                                                             | 02/18/2025 |                                                                                     |            |
|                                                                                   |                                         |                                                                                   |            | Price                                                                              | \$299,900  |                                                                                     |            |
|                                                                                   |                                         |                                                                                   |            | Sold                                                                               | 08/05/2022 |                                                                                     |            |
|                                                                                   |                                         |                                                                                   |            | Price                                                                              | \$250,000  |                                                                                     |            |

| Subject Property              |                                                                                   | List Comp 1                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                   |  |  |
|-------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--|--|
|                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |
| Address                       | 2245 S MERIDIAN RD<br>MOROCCO IN, 47963                                           | 1362 N 350 W<br>RENSSELAER IN, 47978                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |  |  |
| MLS Comments                  | --                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |  |  |
| Proximity (mi)                | --                                                                                | 15.07 NE                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |  |  |
| MLS#   DOC#                   | --                                                                                | 824121                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                   |  |  |
| Sale Price / Price per Sq.Ft. | --                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |  |  |
| List Price / Price per Sq.Ft. | --                                                                                | \$364,900 / \$195/sqft                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                   |  |  |
| Sale Price % of List Price    | --                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |  |  |
| Property Type                 | Manufactured                                                                      | Manufactured                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |  |  |
|                               | Value (Subject)                                                                   | Value                                                                                                                                                                                                                                                                                                                                                                                                                                            | Adj                                                                               |  |  |
| Sale/List Date                |                                                                                   | 07/11/25<br>35 DOM                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |  |  |
| Location                      | Neutral                                                                           | Neutral                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |  |  |
| Location Comment              | None                                                                              | Landscaped, Few Trees                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |  |  |
| Site                          | 261,360                                                                           | 217,800                                                                                                                                                                                                                                                                                                                                                                                                                                          | \$4,500                                                                           |  |  |
| View                          | Neighborhood                                                                      | Neighborhood                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |  |  |
| Design                        | Typical                                                                           | Typical                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |  |  |
| Quality                       | Average                                                                           | Average                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   |  |  |
| Age                           | 1999                                                                              | 1996                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |  |  |
| Condition                     | Average                                                                           | Good                                                                                                                                                                                                                                                                                                                                                                                                                                             | -\$20,000                                                                         |  |  |
| Bedrooms                      | 3                                                                                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |  |  |
| Full / Half Baths             | 2 / 0                                                                             | 2 / 0                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |  |  |
| Gross Living Area             | 1,836                                                                             | 1,876                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |  |  |
| Basement                      | None                                                                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |  |  |
| Parking Type                  | Driveway                                                                          | Detached Garage                                                                                                                                                                                                                                                                                                                                                                                                                                  | -\$10,000                                                                         |  |  |
| Parking Spaces                | 2                                                                                 | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |  |  |
| Pool                          | No                                                                                | No                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |  |  |
| Amenities                     | None                                                                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                   |  |  |
| Other                         | Two Pole barns                                                                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$10,000                                                                          |  |  |
| Other                         |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |  |  |
| Net Adj. (total)              |                                                                                   | -4.25%                                                                                                                                                                                                                                                                                                                                                                                                                                           | -\$15,500                                                                         |  |  |
| Gross Adj.                    |                                                                                   | 12.20%                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$44,500                                                                          |  |  |
| Adj. Price                    |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$349,400                                                                         |  |  |
| Price and Listing History     |                                                                                   | Contingent<br>Price<br>\$364,900<br>07/24/2025<br>Price Changed<br>Price<br>\$364,900<br>07/20/2025<br>Listed<br>Price<br>\$379,900<br>07/11/2025<br>Sold<br>Price<br>\$329,000<br>04/01/2024<br>Pending<br>Price<br>\$329,000<br>02/09/2024<br>Price Changed<br>Price<br>\$329,000<br>02/07/2024<br>Sold<br>Price<br>\$153,000<br>06/16/2023<br>Price Changed<br>Price<br>\$265,900<br>04/07/2023<br>Listed<br>Price<br>\$274,900<br>11/01/2022 |                                                                                   |  |  |

## SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Per property condition report, the subject appears to be in average condition with no apparent signs of obsolescence or deferred maintenance. Per inspection, the subject has two pole barns, which are being given a compensatory value of \$5,000 each for this analysis. Also, per inspection report, the subject's roof appears to be metal that matches those of the pole barns on site. The subject is located in a rural area with sparse housing within ten miles of its location.

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.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

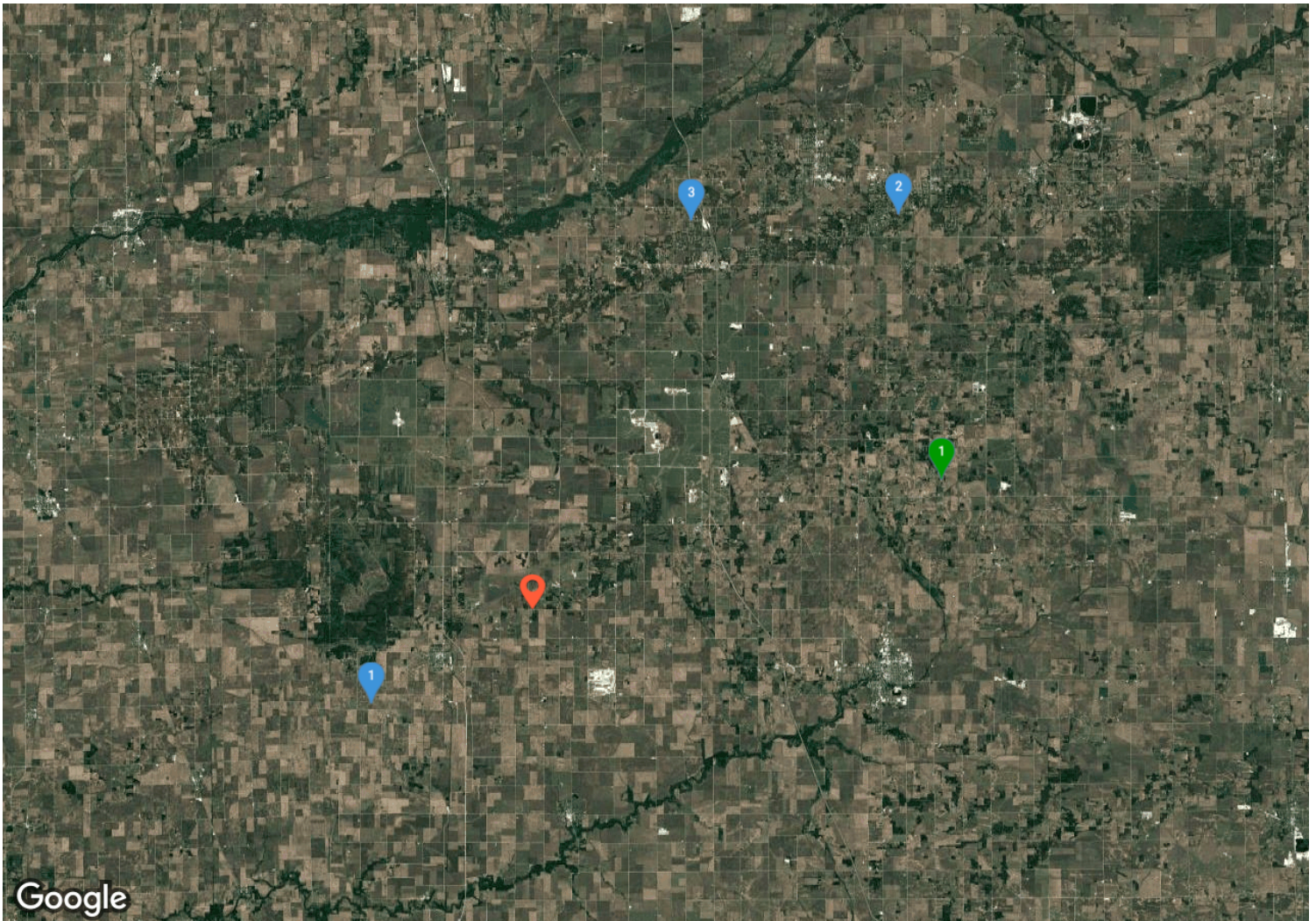
Adjusted Value Range of Comps: \$277,000 to \$349,400

Please note that the subject is located on six acres in a very rural setting. Comparable sales search extended out 20 miles including 12-month sales, while keeping within 30% of the subject's GLA. Despite this wide search, bracketing the subject's lot size was not feasible. Due to needed lot size adjustments, the determined value of the subject is just outside the unadjusted sales range of available sold comparables. All sold comparables were given equal weight in determining the value of the subject after adjustments, as they all share similar characteristics to this manufactured home. L1 was explicitly being used as it shares a similar lot size as the subject, due to being on five acres. However, it has been recently remodeled, thus a \$20,000 downward condition adjustment is being implemented with its use.

- 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.
- Site was only adjusted when difference exceeds 1,000 sf.
- 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.

No weight was given to comparable listings in developing the value opinion.

## SELECTED COMPARABLES MAP



|   | Address                              | Type         | Sale Price | Sale Date  | Dist (mi) | Site   | Year Built | Bed | Bath | GLA  | Bsmt | Pool | Sale Type | Source              |
|---|--------------------------------------|--------------|------------|------------|-----------|--------|------------|-----|------|------|------|------|-----------|---------------------|
|   | 2245 S MERIDIAN RD MOROCCO, IN 47963 | Manufactured |            |            |           | 261360 | 1999       | 3   | 2    | 1836 | 0    | No   |           | Public Records      |
| 1 | 5534 W 550 S MOROCCO, IN 47963       | Manufactured | \$263,000  | 07/29/2025 | 6.54      | 87120  | 2001       | 3   | 2    | 2070 | 0    | No   |           | MLS                 |
| 2 | 5157 W 1050 N WHEATFIELD, IN 46392   | Manufactured | \$275,000  | 07/22/2025 | 18.89     | 145490 | 1997       | 3   | 2    | 1568 | 0    | No   |           | MLS, Public Records |
| 3 | 11365 N 557 E DEMOTTE, IN 46310      | Manufactured | \$255,000  | 06/27/2025 | 14.75     | 43560  | 2000       | 3   | 2    | 1836 | 0    | No   |           | MLS                 |
| 1 | 1362 N 350 W RENSSLAER, IN 47978     | Manufactured | \$364,900  | 07/11/2025 | 15.07     | 217800 | 1996       | 3   | 2    | 1876 | 0    | No   |           | MLS                 |

## SELECTED COMPARABLES PHOTOS



Comp 1: 5534 W 550 S  
MOROCCO IN, 47963



Comp 2: 5157 W 1050 N  
WHEATFIELD IN, 46392



Comp 3: 11365 N 557 E  
DEMOTTE IN, 46310

Welcome to your own slice of country living! This well maintained home sits on a spacious 1-acre lot in peaceful DeMotte, Indiana. Step inside to discover an inviting island kitchen, perfect for cooking and entertaining with ample counter space and storage. The open floor plan flows into a cozy living area, making it ideal for gatherings. Retreat to the large en-suite bath in the primary bedroom, featuring a relaxing layout designed for privacy and comfort. The fully fenced backyard is perfect for pets, play, or simply enjoying the outdoors in peace. And for those who need space for hobbies, equipment, or a home business, the standout feature is the massive outbuilding, complete with a 2-car wide door - perfect for vehicles, workshop space, or storage. This property offers the best of both worlds: quiet country charm with modern conveniences. Don't miss your opportunity to own a versatile home with acreage in a desirable location!



Listing 1: 1362 N 350 W  
RENSSELAER IN, 47978

## PRICE AND LISTING HISTORY

There is insufficient data to provide Price and Listing History for this property.

## TRANSACTION HISTORY

### Timeline

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There is no timeline available.

### History

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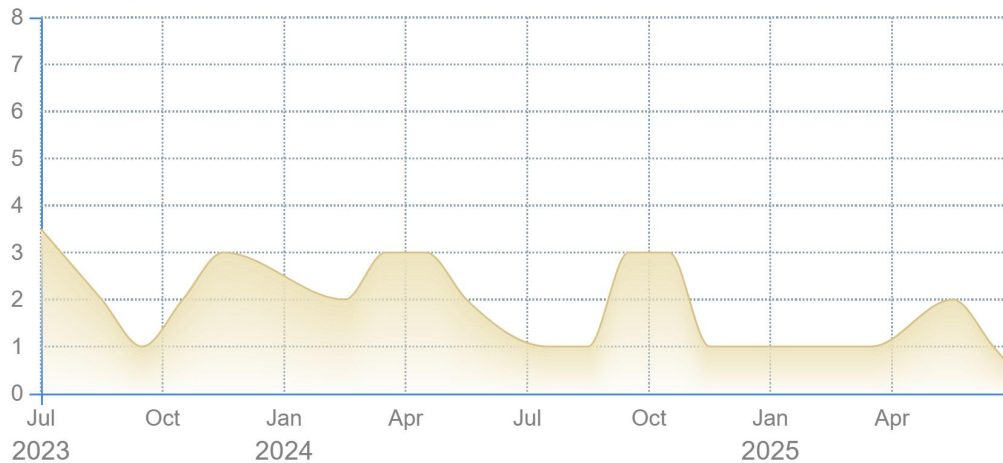
There is no property transaction history available.

## ZIP-CODE DATA

### Number of Properties Sold in 47963

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

Number of Sales



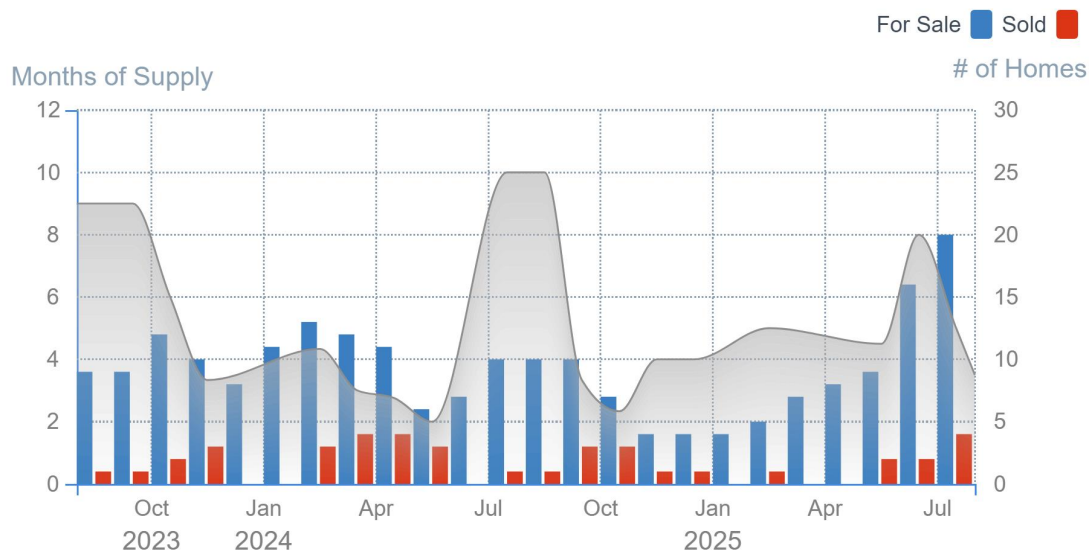
### Median Sale Price/Sq.Ft. (quarterly) in 47963

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

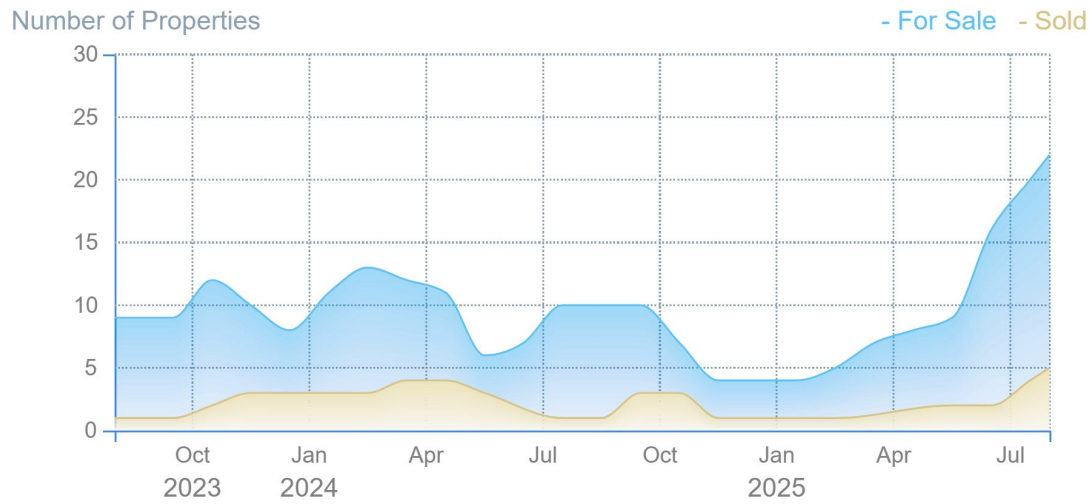
### Months of Supply in 47963

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.

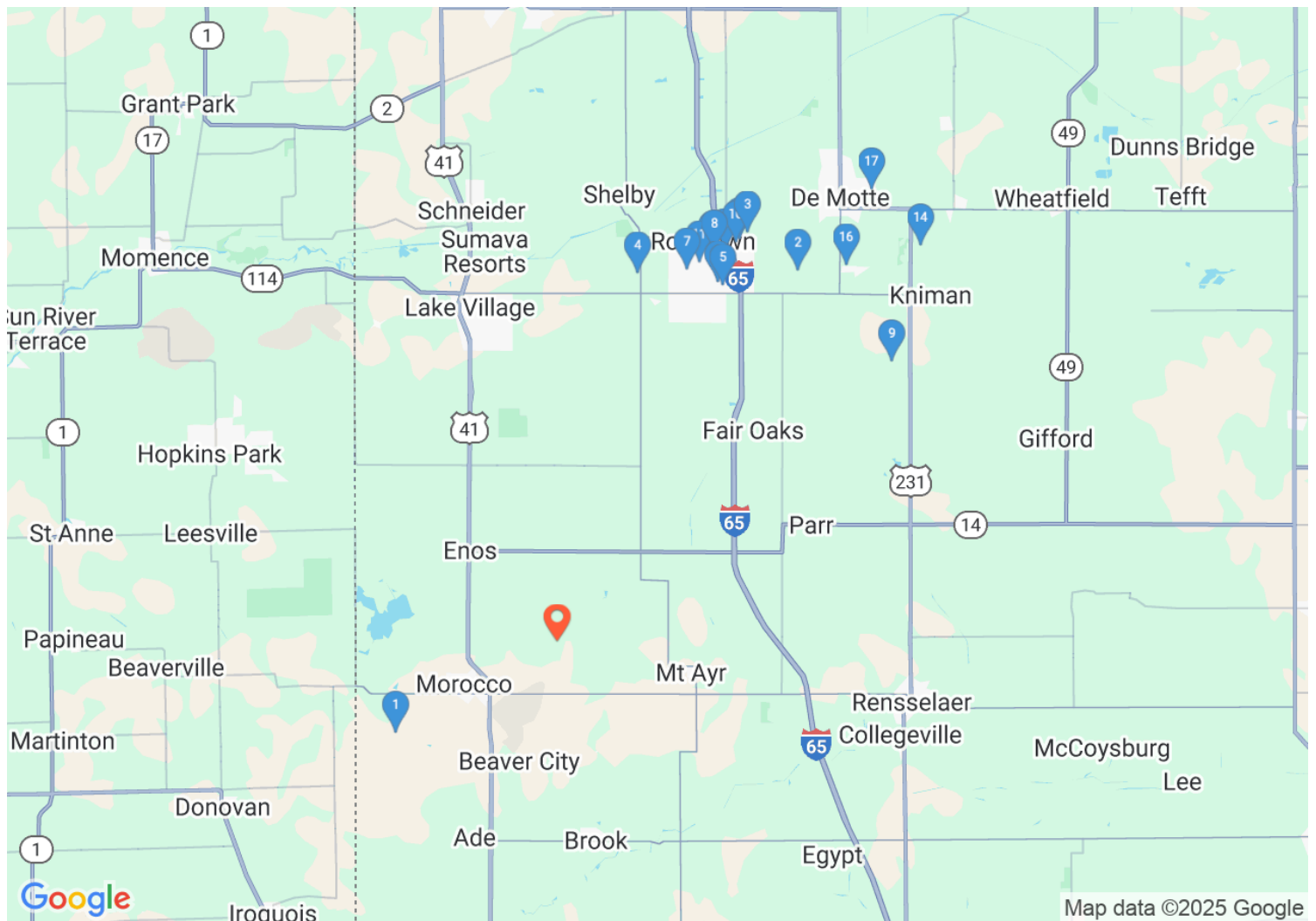


## Supply / Demand in 47963

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



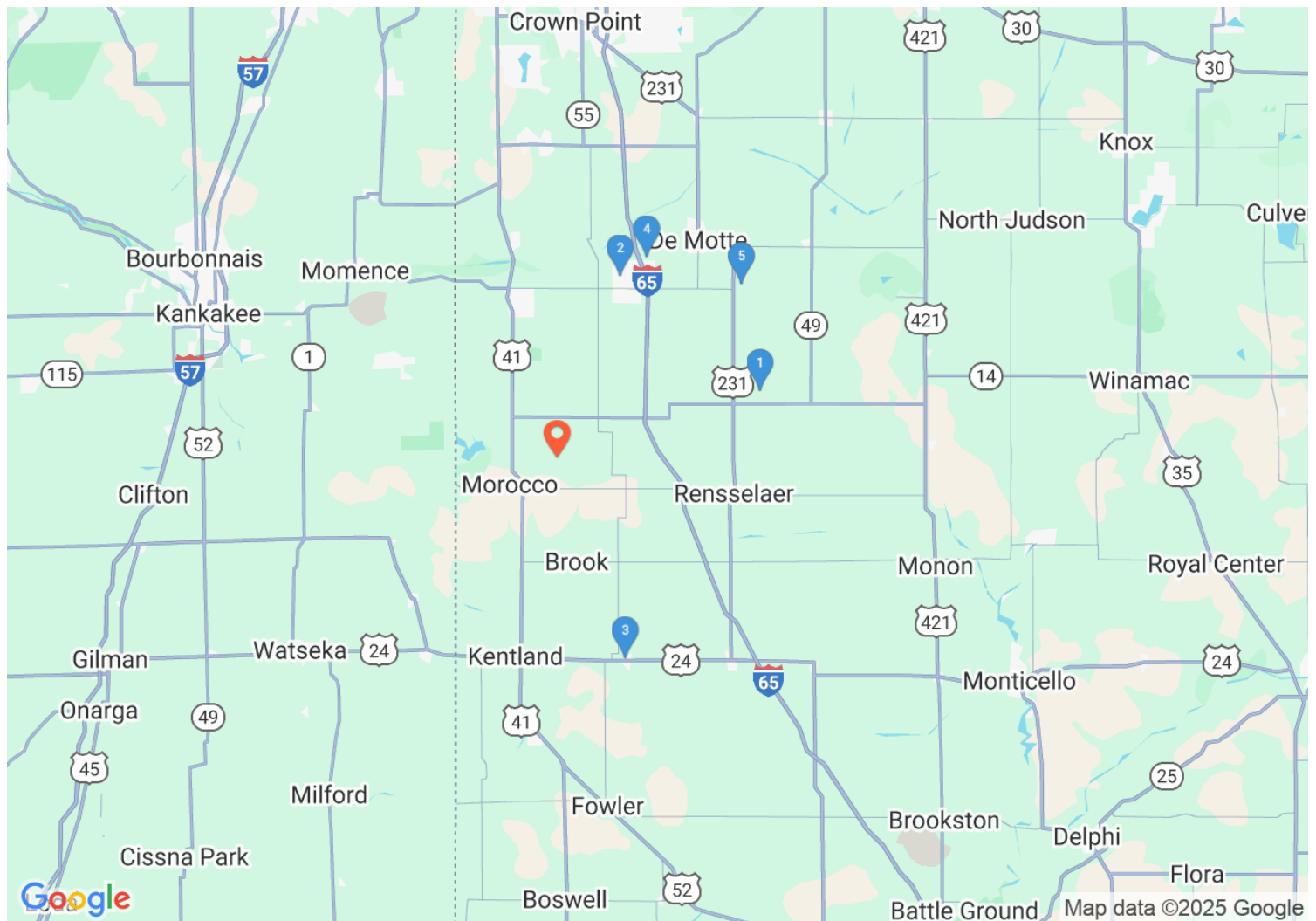
## COMPARABLE PROPERTY SALES



|    | Address                                  | Sold Price | Sold Date    | Beds | Baths | Sq.Ft. | Price/Sq.Ft | Distance | Site | Score | Year Built |
|----|------------------------------------------|------------|--------------|------|-------|--------|-------------|----------|------|-------|------------|
|    | 2245 S MERIDIAN RD,<br>MOROCCO, IN 47963 | --         | --           | 3    | 2     | 1,836  | --          | --       | 6.00 | --    | 1999       |
| 1  | 5534 W 550 S<br>MOROCCO, IN 47963        | \$263,000  | Jul 29, 2025 | 3    | 2     | 2,070  | \$127       | 6.54     | 2.00 | 19    | 2001       |
| 2  | 9621 N 950 W<br>DEMOTTE, IN 46310        | \$182,700  | May 06, 2025 | 3    | 2     | 1,848  | \$98        | 15.52    | 4.70 | 11    | 1995       |
| 3  | 11272 W 1100 N<br>DEMOTTE, IN 46310      | \$270,000  | Apr 24, 2025 | 3    | 2     | 1,612  | \$167       | 15.83    | 5.00 | 11    | 2000       |
| 4  | 10577 N 291 E<br>DEMOTTE, IN 46310       | \$208,000  | Jun 09, 2025 | 3    | 2     | 1,716  | \$121       | 13.21    | 0.34 | 10    | 1992       |
| 5  | 5872 E 1015 N<br>DEMOTTE, IN 46310       | \$206,180  | Jun 27, 2025 | 3    | 2     | 1,568  | \$131       | 13.78    | 1.52 | 10    | 1993       |
| 6  | 10255 N 570 E<br>DEMOTTE, IN 46310       | \$130,000  | Dec 09, 2024 | 4    | 3     | 2,052  | \$63        | 13.81    | 1.05 | 10    | 1996       |
| 7  | 4646 E 1068 N<br>DEMOTTE, IN 46310       | \$247,000  | Dec 06, 2024 | 3    | 2     | 1,620  | \$152       | 13.81    | 1.14 | 10    | 1997       |
| 8  | 11365 N 557 E<br>DEMOTTE, IN 46310       | \$255,000  | Jun 27, 2025 | 3    | 2     | 1,836  | \$138       | 14.75    | 1.00 | 10    | 2000       |
| 9  | 6144 W 650 N<br>FAIR OAKS, IN 47943      | \$0        | Aug 16, 2024 | 4    | 3     | 1,652  | \$0         | 15.34    | 3.00 | 10    | 2003       |
| 10 | 10858 EDGEWOOD DR<br>DEMOTTE, IN 46310   | \$210,000  | Jan 09, 2025 | 3    | 2     | 1,620  | \$129       | 15.34    | 1.74 | 10    | 1994       |
| 11 | 10975 N 506 E<br>DEMOTTE, IN 46310       | \$260,000  | Jul 10, 2025 | 4    | 2     | 2,040  | \$127       | 14.20    | 1.00 | 9     | 2023       |
| 12 | 11303 N 550 E<br>DEMOTTE, IN 46310       | \$238,725  | Jun 05, 2025 | 3    | 2     | 1,344  | \$177       | 14.67    | 0.40 | 9     | 1993       |

|    |                                       |           |              |   |   |       |       |       |      |   |      |
|----|---------------------------------------|-----------|--------------|---|---|-------|-------|-------|------|---|------|
| 13 | 11434 N 600 E<br>DEMOTTE, IN 46310    | \$215,000 | Apr 25, 2025 | 3 | 2 | 2,128 | \$101 | 14.95 | 1.10 | 9 | 1998 |
| 14 | 5157 W 1050 N<br>WHEATFIELD, IN 46392 | \$275,000 | Jul 22, 2025 | 3 | 2 | 1,568 | \$175 | 18.89 | 3.34 | 9 | 1997 |
| 15 | 10926 POTOMAC DR<br>DEMOTTE, IN 46310 | \$0       | Sep 25, 2024 | 0 | 2 | 1,512 | \$0   | 15.50 | 0.89 | 9 | 1995 |
| 16 | 9880 GLENDALE RD<br>DEMOTTE, IN 46310 | \$0       | Jun 10, 2025 | 3 | 2 | 1,500 | \$0   | 16.67 | 1.61 | 8 | 2023 |
| 17 | 1616 8TH ST SE<br>DEMOTTE, IN 46310   | \$0       | May 13, 2025 | 3 | 1 | 1,562 | \$0   | 19.35 | 0.47 | 7 | 1988 |

## COMPARABLE PROPERTY LISTINGS



|   | Address                                  | Listed Price | Listed Date  | Beds | Baths | Sq.Ft. | Price/Sq.Ft | Distance | Site | Score | Year Built |
|---|------------------------------------------|--------------|--------------|------|-------|--------|-------------|----------|------|-------|------------|
|   | 2245 S MERIDIAN RD,<br>MOROCCO, IN 47963 | --           | --           | 3    | 2     | 1,836  | --          | --       | 6.00 | --    | 1999       |
| 1 | 1362 N 350 W<br>RENSELAER, IN 47978      | \$364,900    | Jul 11, 2025 | 3    | 2     | 1,876  | \$194       | 15.07    | 5.00 | 11    | 1996       |
| 2 | 4545 E 1040 N<br>DEMOTTE, IN 46310       | \$250,000    | Aug 10, 2025 | 3    | 2     | 1,814  | \$137       | 13.45    | 0.40 | 10    | 2003       |
| 3 | 217 W MILL ST<br>GOODLAND, IN 47948      | \$170,000    | Jun 04, 2025 | 3    | 2     | 1,944  | \$87        | 15.06    | 0.39 | 9     | 1997       |
| 4 | 11565 SHERWOOD DR<br>DEMOTTE, IN 46310   | \$249,900    | Aug 08, 2025 | 3    | 2     | 1,716  | \$145       | 15.39    | 0.90 | 9     | 1994       |
| 5 | 8801 N 500 W<br>RENSELAER, IN 47978      | \$254,900    | Aug 12, 2025 | 3    | 2     | 1,539  | \$165       | 17.79    | 3.93 | 9     | 1993       |

## 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:

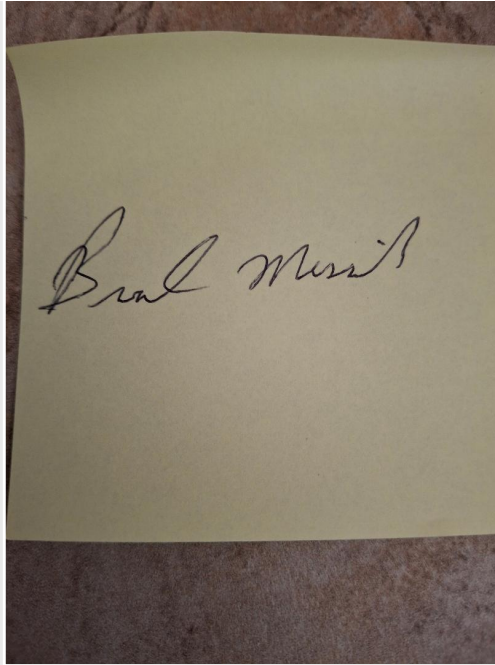
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have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

Brad Messick

Evaluator Signature

A photograph of a piece of light-colored paper with a handwritten signature in dark ink. The signature is written in a cursive style and appears to read "Brad Messick". The paper is placed on a dark, textured surface.

Signature Date

8/19/2025

# PROPERTY INSPECTION ANALYSIS

File # 6572016.2

Loan #

|                                 |  |                            |                 |                    |
|---------------------------------|--|----------------------------|-----------------|--------------------|
| <b>SUBJECT &amp; CLIENT</b>     |  |                            |                 |                    |
| Address 2245 S MERIDIAN RD      |  | City MOROCCO               | County Newton   | State IN Zip 47963 |
| Borrower KEVAN WILLEY           |  | Co-Borrower                |                 |                    |
| Client Robert Steele Agency Inc |  | Address 11 Motif Boulevard | City Brownsburg | State IN Zip 46112 |

|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE OF INSPECTION PERFORMED</b><br><input checked="" type="checkbox"/> Exterior-Only From Street<br><input type="checkbox"/> Walk-In Interior & Exterior<br><input type="checkbox"/> Virtual Exterior-Only From Street<br><input type="checkbox"/> Virtual Walk-In Interior & Exterior | <b>EXTERNAL FACTORS</b><br><b>Adverse External Factors</b><br>Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Other [ ] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br><b>Positive External Factors</b><br>Golf Course <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Waterfront <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Beach Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Lake Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Marina/Boat Ramp Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Gated Community / Security Gate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>View [ Residential / Farm fields ] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Other [ None ] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>PROPERTY TYPE</b><br><input type="checkbox"/> SFR - Detached <input type="checkbox"/> Condo - Garden Style<br><input type="checkbox"/> SFR - Attached <input type="checkbox"/> Condo - Mid-Rise or High-Rise<br><input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> Condo - Other<br><input type="checkbox"/> SFR - With Accessory Unit <input checked="" type="checkbox"/> Manufactured [Add Date]<br><input type="checkbox"/> Duplex <input type="checkbox"/> Commercial / Mixed-Use<br><input type="checkbox"/> Triplex <input type="checkbox"/> Other [ ]<br><input type="checkbox"/> Quadplex |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EVIDENCE OF LISTING STATUS</b><br>Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No<br>List Price [ \$ ]<br>List Date [ ] DOM [ ] | <b>MARKET INFLUENCES</b><br><b>Significant Area Non-Residential Use</b><br>Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Agricultural <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Other [ None ] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <b>CONDO OR PLANNED UNIT DEV</b><br><input type="checkbox"/> Subject is in a Condo or PUD<br>Dues [ ]<br>Dues Term [ ]<br><div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p><small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small></p> | <b>CAR STORAGE</b><br><input type="checkbox"/> None<br><input type="checkbox"/> Carport # Cars [ ]<br><input type="checkbox"/> Garage # Cars [ ]<br><input checked="" type="checkbox"/> Driveway # Cars [ 10 ]<br>Surface [ Aggregate ]<br><b>Garage/Carport Design</b><br><input type="checkbox"/> Attached<br><input type="checkbox"/> Detached<br><input type="checkbox"/> Built-In |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT CONDITION</b><br><input type="checkbox"/> New / Like New<br><input type="checkbox"/> Very Good<br><input type="checkbox"/> Good<br><input checked="" type="checkbox"/> Average<br><input type="checkbox"/> Fair / Below-Average<br><input type="checkbox"/> Poor / Uninhabitable | <b>Occupancy</b><br><input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant ( If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No )<br><input type="checkbox"/> Tenant Occupied<br>Rent [ ]<br>Terms [ ]<br>Length [ ] | <b>ADDITIONAL IMPROVEMENTS</b><br><input type="checkbox"/> Accessory Unit<br><input type="checkbox"/> Outbuildings<br><input type="checkbox"/> Solar Panels [ ]<br><input type="checkbox"/> Porch [ ]<br><input type="checkbox"/> Patio [ ]<br><input type="checkbox"/> Pool [ ]<br><input checked="" type="checkbox"/> Fence [Wire farm type fence]<br><input checked="" type="checkbox"/> Other [2 Pole Barns ] | <b>ADDITIONS OR CONVERSIONS</b><br><input type="checkbox"/> Apparent Additions<br>Added GLA [ ] SqFt<br>Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No<br><input type="checkbox"/> Conversions<br><div style="border: 1px solid black; height: 50px; width: 100%;"></div> |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Subject Condition Related to Neighboring Properties</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| <b>Deferred Maintenance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |
| Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>If yes, does it appear the interior suffered significant damage? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Is the property located in an active FEMA disaster area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Rate the disaster related damage to the property: [ ]<br>Percent of neighborhood properties that suffered damage: [ % ]<br>Estimate of total cost to repair: [ \$ ] Estimated time to repair: [ ]<br>Describe the damage to the subject and any damage to neighborhood:<br><div style="border: 1px solid black; padding: 5px; min-height: 40px;">           There does not appear to be any damage to the subject property or any of the properties in the neighborhood.         </div> |                                     |                                                 |                     | <b>SUBJECT SITE / LOT</b><br>Lot Size [ 6.00 ] Lot Shape [ Rectangular ]<br><table border="1"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Description</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[ ]</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>[ Propane ]</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>[ Well ]</td> </tr> <tr> <td>Sewer</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>[ Septic ]</td> </tr> </table> <table border="1"> <tr> <th>Offsite Improvements</th> <th>Public</th> <th>Private</th> <th>Description</th> </tr> <tr> <td>Street</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[ Asphalt ]</td> </tr> <tr> <td>Alley</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[ None ]</td> </tr> </table> | Utilities        | Public | Other                                  | Description                 | Electricity | <input checked="" type="checkbox"/>             | <input type="checkbox"/> | [ ] | Gas                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | [ Propane ]                   | 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 ] |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------|----------------------------------------|-----------------------------|-------------|-------------------------------------------------|--------------------------|-----|-----------------------------------|--------------------------|-------------------------------------|-------------------------------|-------------------------------|--------------------------|-------------------------------------|-------------------------|-------|--------------------------|-------------------------------------|------------|----------------------|--------|---------|-------------|--------|-------------------------------------|--------------------------|-------------|-------|--------------------------|--------------------------|----------|
| Utilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Public                              | Other                                           | Description         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Electricity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>                        | [ ]                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Gas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/>             | [ Propane ]         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| 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 ]            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| <b>SUBJECT IMPROVEMENTS</b><br><table border="1"> <tr> <th># Stories [ 1 ]</th> <th>Year Built [ 1999 ]</th> <th>Foundation / Basement</th> </tr> <tr> <td>Design [ Ranch ]</td> <td></td> <td><input type="checkbox"/> Concrete Slab</td> </tr> <tr> <td>Construction [ Wood Frame ]</td> <td></td> <td><input checked="" type="checkbox"/> Crawl Space</td> </tr> <tr> <td>Exterior Walls [ Other ]</td> <td></td> <td><input type="checkbox"/> Basement</td> </tr> <tr> <td>Roof Surface [ Metal ]</td> <td></td> <td><input type="checkbox"/> Full</td> </tr> <tr> <td>Fireplace # [ 1 ] [ Unknown ]</td> <td></td> <td><input type="checkbox"/> Partial</td> </tr> <tr> <td>Heating Type [ Forced ]</td> <td></td> <td>% Finished [ % ]</td> </tr> <tr> <td>Cooling Type [ Central/Forced Air ]</td> <td></td> <td></td> </tr> </table>                                                               |                                     | # Stories [ 1 ]                                 | Year Built [ 1999 ] | Foundation / Basement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Design [ Ranch ] |        | <input type="checkbox"/> Concrete Slab | Construction [ Wood Frame ] |             | <input checked="" type="checkbox"/> Crawl Space | Exterior Walls [ Other ] |     | <input type="checkbox"/> Basement | Roof Surface [ Metal ]   |                                     | <input type="checkbox"/> Full | Fireplace # [ 1 ] [ Unknown ] |                          | <input type="checkbox"/> Partial    | Heating Type [ Forced ] |       | % Finished [ % ]         | Cooling Type [ Central/Forced Air ] |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| # Stories [ 1 ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Year Built [ 1999 ]                 | Foundation / Basement                           |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Design [ Ranch ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     | <input type="checkbox"/> Concrete Slab          |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Construction [ Wood Frame ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     | <input checked="" type="checkbox"/> Crawl Space |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Exterior Walls [ Other ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     | <input type="checkbox"/> Basement               |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Roof Surface [ Metal ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     | <input type="checkbox"/> Full                   |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Fireplace # [ 1 ] [ Unknown ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     | <input type="checkbox"/> Partial                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Heating Type [ Forced ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     | % Finished [ % ]                                |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |
| Cooling Type [ Central/Forced Air ]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                                 |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |        |                                        |                             |             |                                                 |                          |     |                                   |                          |                                     |                               |                               |                          |                                     |                         |       |                          |                                     |            |                      |        |         |             |        |                                     |                          |             |       |                          |                          |          |

|                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ROOM INFORMATION AND LOCATION</b><br>[ 8 ] # Total Rooms Above Grade<br>[ 3 ] # Bedrooms Above Grade<br>[ 2.0 ] # Bathrooms Above Grade |
|--------------------------------------------------------------------------------------------------------------------------------------------|

# PROPERTY INSPECTION ANALYSIS

File # 6572016.2

Loan #

## SUBJECT & CLIENT

|                                 |                            |                 |          |           |
|---------------------------------|----------------------------|-----------------|----------|-----------|
| Address 2245 S MERIDIAN RD      | City MOROCCO               | County Newton   | State IN | Zip 47963 |
| Borrower KEVAN WILLEY           | Co-Borrower                |                 |          |           |
| Client Robert Steele Agency Inc | Address 11 Motif Boulevard | City Brownsburg | State IN | Zip 46112 |

## COMMENTS

The subject is a manufactured home that appears to be in average condition. There is no garage. There are 2 pole barns on the property. The house appears to have a metal roof that matches those on the pole barns.

There is no alley in the area so a picture of the rear of the house is not possible.

The home was manufactured in 1999.

## 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

Address 13425 Delaware Street

City, St Zip Crown Point, IN 46307

Phone \_\_\_\_\_

Location Validation (VPI Inspection Only)

Pamela Drangmeister / 08/15/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6572016.2  
Loan #

SUBJECT & CLIENT

|                                 |                            |                 |          |           |
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| Client Robert Steele Agency Inc | Address 11 Motif Boulevard | City Brownsburg | State IN | Zip 46112 |

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



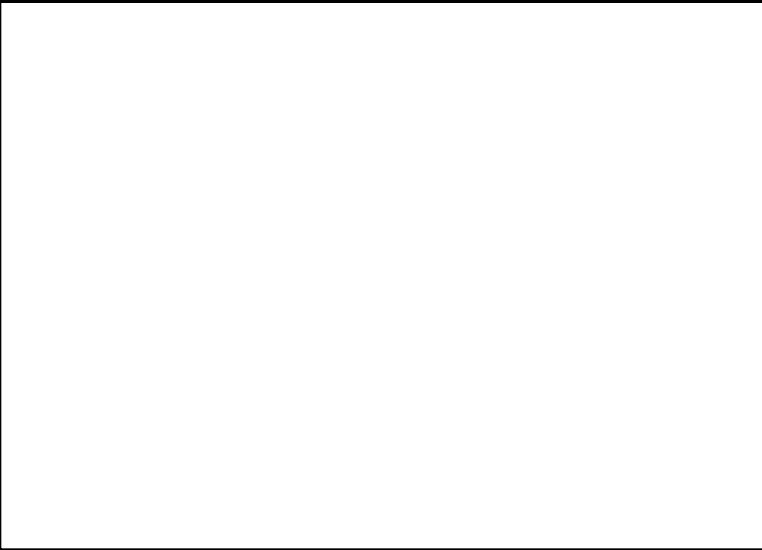
Right Street View



PROPERTY INSPECTION ANALYSIS

File # 6572016.2  
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| SUBJECT PROPERTY PHOTO ADDENDUM                                                    |                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Rear View (If accessible)                                                          | Front                                                                               |
|    |   |
| Across the street                                                                  | Pole barn                                                                           |
|   |  |
| Pole barn                                                                          |                                                                                     |
|  |                                                                                     |